

SEI READI REGIONAL DEVELOPMENT PLAN

DEARBORN | FRANKLIN | OHIO | RIPLEY | SWITZERLAND | UNION



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TABLE OF CONTENTS

05 OVERVIEW
06 IDENTIFICATION OF THE REGION
08 MEMBERS OF THE REGION
09 STAKEHOLDERS ENGAGED IN THE REGIONAL FORMATION PROCESS
10 CURRENT STATE OF THE REGION
15 OUR COMMUNITIES
24 STAKEHOLDERS AND EXECUTION
25 COMMUNITY ENGAGEMENT
27 REGION'S VISION
29 TRENDS
31 REGIONAL GOALS
34 REGIONAL STRATEGIES
35 BUILT ASSETS
40 NATURAL ASSETS
45 ARTS, CULTURE, & COMMUNITY
52 WELLNESS THROUGH RECREATION
58 SAFETY & SOCIAL SERVICES
61 HEALTHCARE
64 HOUSING
70 WATER & SEWER
86 BROADBAND
88 ENTREPRENEURSHIP & INNOVATION
91 HOSPITALITY & TOURISM
93 CHILDCARE & EARLY EDUCATION
96 K-12 PATHS TO SUCCESS
100 ADULT EDUCATION & UPSKILLING
105 COMPREHENSIVE REGIONAL MARKETING
107 INVESTMENT CRITERIA
107 SUCCESS METRICS
108 STRUCTURAL CHANGES
110 APPENDIX: PROJECT INDEXES

Thomas P. Miller & Associates, LLC (TPMA) envisions a world that thinks strategically, works collaboratively, and acts sustainably. In keeping with that vision, we empower organizations and communities through strategic partnerships and informed solutions that create positive, sustainable change. Our economic development approach aims to achieve community resiliency through economic diversity, resource alignment, and community vibrancy. TPMA's Economic Development and Community Resiliency Team provides expertise in assessing markets, identifying business sector opportunities, building innovation and entrepreneurial ecosystems, and conducting housing assessments to assist communities in developing solutions for local housing challenges consistent with community and economic development objectives.

The SEI READI Regional Plan provides general trends analysis as a guide for potential development within the region. A variety of data sources were used to collect housing data for this study. Most notable were U.S. Census Bureau, Emsi, ESRI Business Analyst Online, and stakeholder feedback. Attempts were made to verify data as much as possible as it was used to provide population and trend analysis.

OVERVIEW

Southeast Indiana is on the cusp of exciting new connections. In response to the Indiana Economic Development Corporation's (IEDC) announcement of the Regional Economic Acceleration and Development Initiative (READI), a new organization, SEI READI, Inc. (SEI), was created as a six-county collaboration with cities, towns, and counties collaborating seamlessly as one. As the first foray into regionalism on this scale, the communities which makeup this new Southeast Indiana region have joined together for the first time to define not only their regional potential, but also their collective needs. READI has presented the business owners, community volunteers, government, and residents of Southeast Indiana with the ability to create new paths to advance quality of life, quality of place, quality of opportunity, entrepreneurship, innovation, talent attraction, and talent development.

New connections are being shaped by this collaboration and also by the catalyst of a new road, which will connect the region and bring about significant opportunity for growth and investment. The extension of State Road 101 from U.S. 50 near Milan to the Markland Dam was announced by Governor Holcomb in June of 2021. The \$200 million Indiana Department of Transportation (INDOT) project will provide 25 miles of new road through some of the most beautiful country in Indiana. This region's rolling hills cascade into deep valleys, formed by great floods from northern glacial ice. Its creeks and streams spill into the great Ohio River. This new scenic corridor of State Road 101 will be safe for freight traffic and will directly connect Southeast Indiana residents to I-71 and I-75. READI provides Southeast Indiana with an unprecedented opportunity to capitalize on this momentous development and set a course for the region to become Indiana's next powerhouse of progress.

A spirit of innovation has inspired entrepreneurs to grow small businesses here. From moccasin makers to distilleries to world-renowned woodworkers and everything in between, the region abounds with craftspeople of all kinds whose reputation for quality is unsurpassed. The region's breathtaking scenery, outdoor recreation opportunities, and unique events attract visitors from around the globe. The area is a mecca for walkers, trail hikers, runners, mountain bikers, kayakers, anglers, hunters, photographers, campers, and other adventurers.

The added advantages of the region's affordable housing, low cost of living, and proximity to southwest Ohio (Cincinnati) and northern Kentucky metropolitan areas make it a particularly appealing place to live and work. Through the new partnership between SEI and Thomas P. Miller & Associates (TPMA), the region has captured feedback from community workshops, brainstorming sessions, and idea/project submissions and analyzed the information through the lens of current, historical, and emerging data. The results present a bright outlook for Southeast Indiana if the region is able to unleash its untapped potential.

Carefully considering the helpful guidelines of the IEDC, the collective voices of the SEI region have prioritized talent attraction and development as the region's foremost opportunity for growth. SEI's new collaborative goals, strategies, and projects outlined in this plan will transition the region from population stagnation to population growth.

IDENTIFICATION OF THE REGION

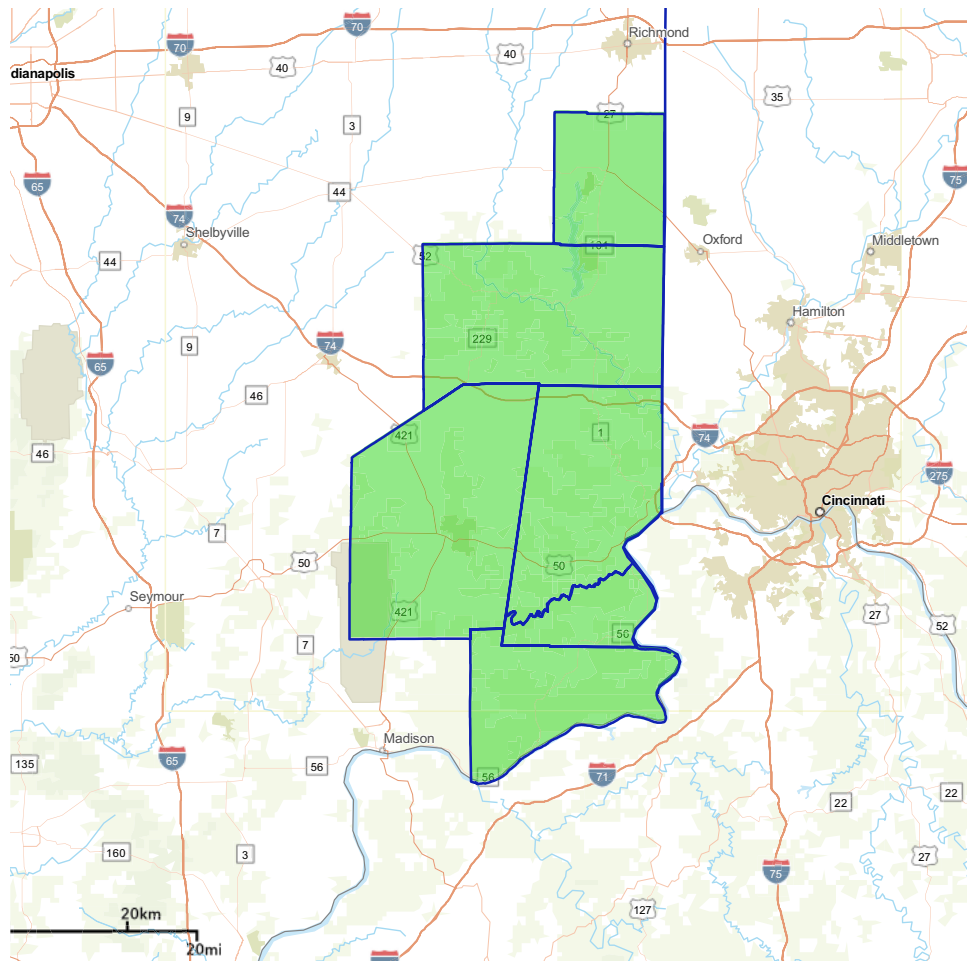
Geographic Boundaries

The SEI READI region includes Dearborn, Franklin, Ohio, Ripley, Switzerland, and Union counties in Southeastern Indiana. The cities of Lawrenceburg, Greendale, and Aurora, as well as the towns of Brookville, Vevay, Versailles, Osgood, Holton, Rising Sun, Dillsboro, and Liberty have been actively involved in the development plan. These entities anticipate that improved quality of life, quality of place, and quality of opportunity will result in innovation and the attraction and retention of talent.

The City of Batesville has not been an active part of the development plan; however, the city would be welcome to

join in implementation should they wish to collaborate with the region. Batesville has selected to submit its plan with the “Accelerate Rural Indiana” READI group and therefore did not participate in this development plan.

Like most rural regions, we are aware that regional boundaries can change, and many endeavors require collaboration beyond Southeast Indiana. Other counties in Indiana, Ohio, and Kentucky are all welcome to join in collaboration with SEI READI when appropriate.



Regional Justification

The local governments, private businesses, institutions, and philanthropic organizations in Southeast Indiana identified our region for the following reasons:

- Gravitational association with the Cincinnati metropolitan region through industry, media market, and recreational and cultural activities.
- Close proximity to other states, five out of the six Southeast Indiana counties border Ohio, Kentucky, or both.
- Business industry clusters and supply chains.
 - Star, mature, transforming, and emerging cluster groups identified in the SIRPC 2020 Comprehensive Economic Development Strategy and Dearborn-Franklin Counties Regional Economic Development Strategic Plan.
- A shared workforce commuting within our counties.
 - 31,277 workers commuting within our six counties; about 33% of total six county labor pool ages 16+.
- Shared roadway and logistical assets including Interstate 74; US Highways 50 and 52; Indiana Highways 1, 56, 62, 101, 129, 156 and 262.
- SR 101 extension through Switzerland, Ohio and Dearborn counties.
- The Ohio River linkage along Dearborn, Ohio and Switzerland counties.
- The Whitewater River linkage along Dearborn, Franklin and Union counties.
- The Brookville Reservoir linkage of Franklin and Union counties.
- Laughery Creek linkage of Ripley, Ohio, and Dearborn counties
- Representation with the Southeastern Indiana Regional Planning Commission (SIRPC).
- Past regional planning efforts.
 - SIRPC 2020 Comprehensive Development Strategy
 - SIRPC 2019 State of Broadband Report
 - IEDC 2019-2020 regional planning pilot with Dearborn and Franklin counties

MEMBERS OF THE REGION

Geographic Area:

- Dearborn County
- Franklin County (excluding Batesville)
- Ohio County
- Ripley County (excluding Batesville)
- Switzerland County
- Union County

Local government units engaged by signing an endorsement letter of regional identification:

- Dearborn County
- Franklin County
- Ohio County
- Ripley County
- Switzerland County
- Union County
- City of Aurora
- City of Greendale
- City of Lawrenceburg
- City of Rising Sun
- Town of Brookville
- Town of Dillsboro
- Town of Holton
- Town of Liberty
- Town of Osgood
- Town of Patriot
- Town of St. Leon
- Town of Sunman
- Town of Vevay
- Town of West College Corner

SEI READI, Inc. engaged a broad cross-section of regional stakeholders from the private, public, and philanthropic sectors to inform the regional development plan. Stakeholders were engaged in a variety of ways, including community workshops, one-on-one interviews, surveys, focus groups, an official website, and through multiple social media channels. First and foremost, feedback was solicited to help develop the overarching vision for the Southeast Indiana region. Further, stakeholders were asked to provide critical feedback to inform the SWOT analysis and the subsequent strategy and action steps. At the project level, submissions were solicited from every corner of the region and allowed individuals and organizations to submit projects that were considered and ultimately included in the final plan. Communication will continue after plan submission with SEI READI, Inc. continuing to refine strategies with critical feedback from existing and expanding sets of stakeholders.

STAKEHOLDERS ENGAGED IN THE REGIONAL FORMATION PROCESS

Aside from the local government units listed above, organizations which helped to define the Southeast Indiana region included:

- Barnhizer Machine & Weld
- The Bath State Bank
- Blue Willow House
- Civista Bank
- Community Foundation of Switzerland County, Inc.
- Crossings at Tanners Creek
- Dearborn Community Foundation
- Dearborn County Chamber of Commerce
- Dearborn County Convention Visitors & Tourism Bureau
- Dearborn Title Insurance
- Dillsboro Arts, Inc.
- Dillsboro Main Street
- Duke Energy
- Eleven Fifty Academy
- FCN Bank
- Florence Regional Sewer District
- Franklin County Tourism
- Franklin County Community Foundation
- Great Plains Communications
- Haag Ford
- Indiana Small Business Development Center Southeast
- Indiana WorkOne Southeast
- Ivy Tech Community College
- Lohmiller Real Estate
- Main Street Brookville, Inc.
- Margaret Mary Health
- Maxwell Construction
- MGPI of Indiana
- Midwest Data Inc.
- Miles-Richmond, Inc.
- Ohio County Economic Development
- Ohio County Tourism, Inc.
- Ohio Valley Gas
- One Dearborn Economic Development
- One Dearborn, Inc.
- Pinnacle Advisory Group
- Premiere Properties
- REDI Cincinnati
- Rees Harps, Inc.
- Region 9 Workforce Investment Board
- Ripley County Community Foundation
- Ripley County Economic Development
- Ripley County Tourism
- Ripley County Chamber of Commerce
- River Valley Resources
- Rupel Properties
- SEI Communications
- SKB Solutions
- Southeastern Career Center
- Southeastern Indiana REMC
- Southeastern Indiana YMCA
- St. Elizabeth Healthcare
- Strategic Talent Connections
- Switzerland County Community Foundation
- Switzerland County Economic Development
- Switzerland County Tourism
- Sycamore Gas
- Tech Literacy Services
- Thigmotrope, LLC.
- Union County Development Corporation
- Union County Foundation, Inc.
- Union County Public Library
- United Way of Greater Cincinnati
- United Way of Southeast Indiana
- Vevay Main Street
- Vevay-Switzerland County Foundation
- Wheelock Lake Campground
- Whitewater Valley REMC

CURRENT STATE OF THE REGION

Demographics

With an incredible potential for growth, the total population for the SEI Region is 124,901 (2020), an increase of 458 (0.4% increase) citizens over the last five years. The region is estimated to grow about 2,342 (1.9%) citizens over the next five years.

Age cohorts of the region show mixed signs of growth and decline. The region has 20,920 millennials (age 25-39), which lags the national average (25,612) for a community of this size. When examining the age cohorts (55+) that may be retiring soon, the region (41,634) outpaces the national average (36,522). This puts the SEI region in risk of having a future labor shortage when the numbers of retirees are outpacing the pipeline of younger cohorts.

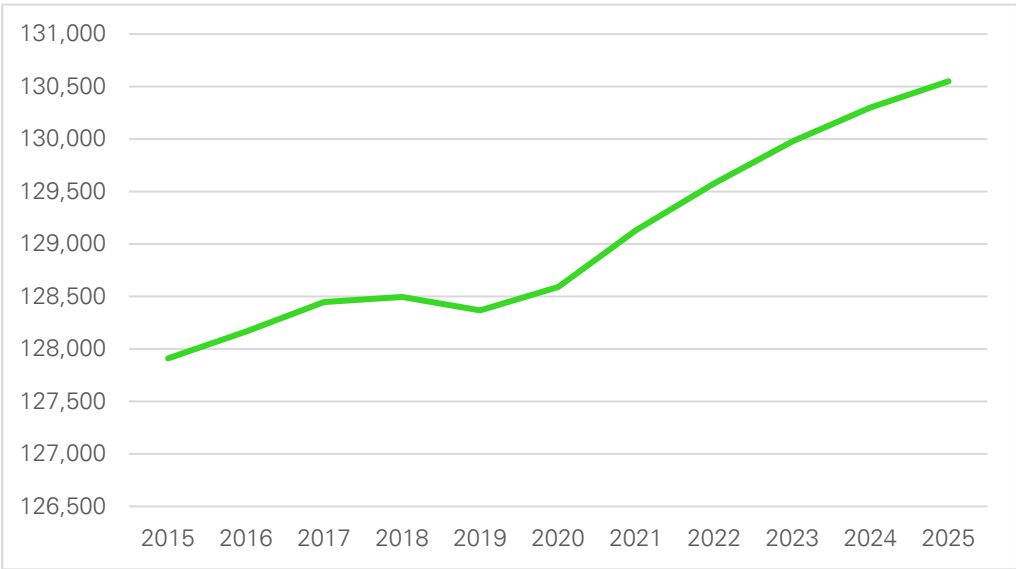
Racial diversity is low in the region with 95.59% of the population identifying as White, Non-Hispanic. The lack of racial diversity could hinder attraction of new residents

to the region. The current lack of housing options may be contributing to the lack of diversity. Committed to solving this issue, SEI READI and TPMA value the importance of diversity, equity, and inclusion.

The average earning per job in the region is \$50,500, which is well below the national average of \$72,000 per job by \$21,500. This will have a direct impact on the regions ability to attract a pipeline of talented workforces to the region.

The median household income for the region is \$57,889 (2019 data). This is above the State’s average of \$56,303 but below the national average of \$62,843.

EXHIBIT 1: SEI REGIONAL POPULATION TREND



Source: Emsi Q2 2021 Data Set | www.economicmodeling.com

Educational Attainment

Educational attainment for the region shows that 13% of residents hold a bachelor’s degree (6% below the national average). Residents with associate degrees account for 8.7% (0.1% higher than the national average).

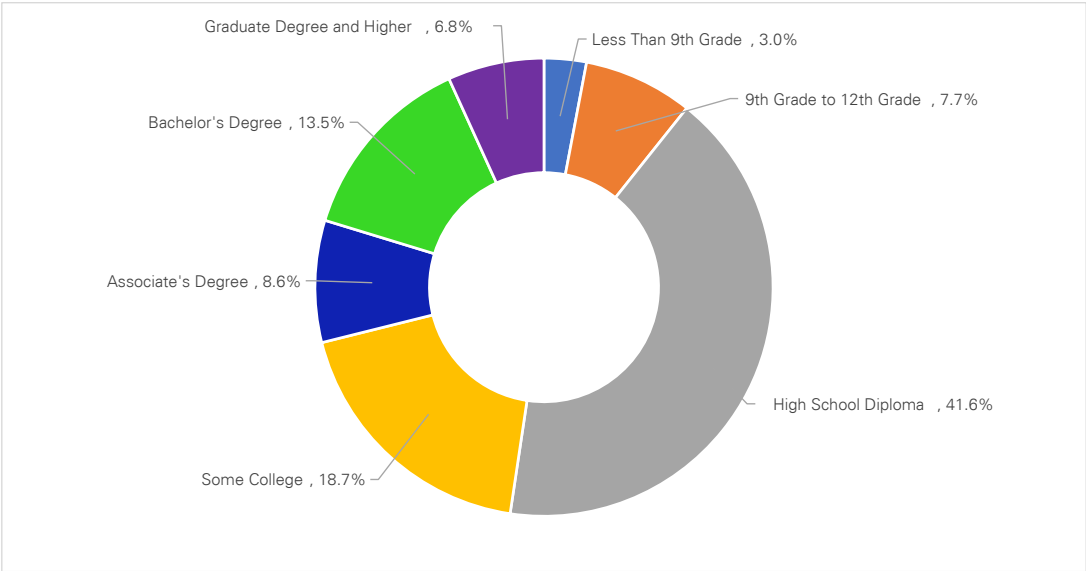
This data reflects the potential value for additional educational institutions in the Southeast Indiana region. As over 40% of residents have achieved at least a high school diploma, it begs the question: if a four-year educational institution were created in Southeast Indiana, would bachelor’s degree attainment increase? Access to education may be fueling these trends.

Because resident workers in the region can easily commute across state lines, the region loses high-wage and educated residents to neighboring areas, likely in part due to better housing options and amenities.

Additional educational attainment data shows that the SEI

region outperforms the state of Indiana when it comes to higher education. With 4% more of residents having a bachelor’s degree, and 3% more having a graduate degree or higher, the region has a highly educated workforce compared to the rest of the state.

EXHIBIT 2: SEI REGIONAL EDUCATIONAL ATTAINMENT

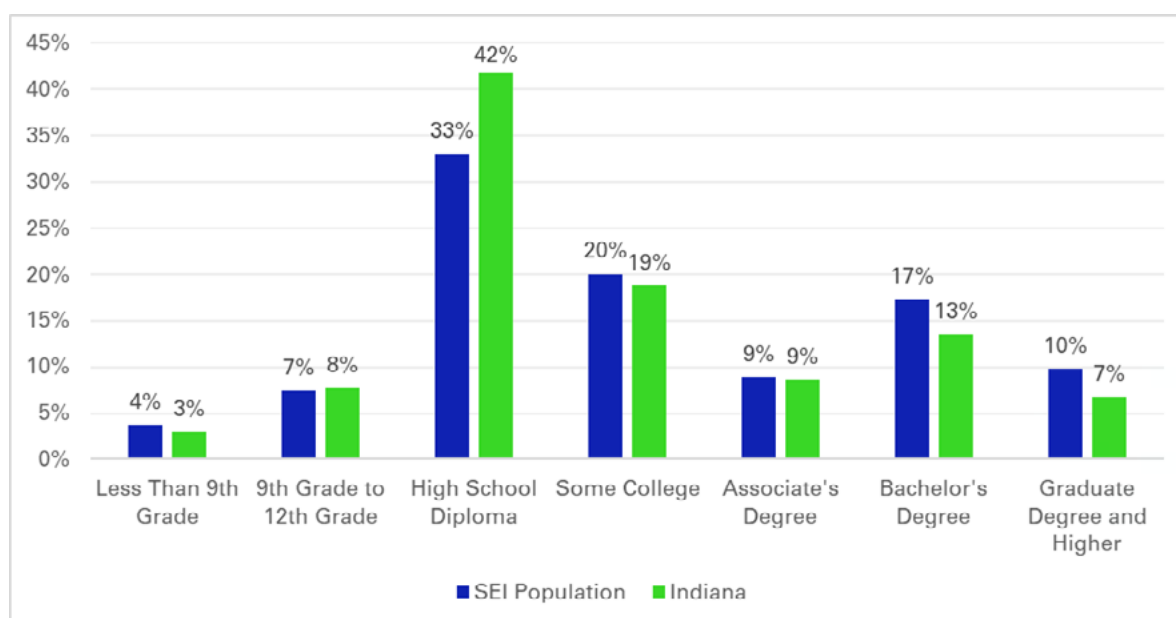


Source: Emsi Q2 2021 Data Set | www.economicmodeling.com

Educational Attainment

Additional educational attainment data shows that the SEI region outperforms the state of Indiana when it comes to higher education. With 4% more of residents having a bachelor's degree, and 3% more having a graduate degree or higher, the region has a highly educated workforce compared to the rest of the state.

EXHIBIT 3: EDUCATIONAL ATTAINMENT COMPARISON



Source: Emsi Q2 2021 Data Set | www.economicmodeling.com

Employment, Labor Force

In the region, the total regional employment has In total, the SEI region's employment decreased by 677 jobs, representing a 1.7% decline from 2015 to 2020. Contrary to the decline in the region, the nation saw an average growth rate of jobs during this period of 1.3%. That said, the overall job total was heavily impacted the COVID-19 pandemic. As seen from 2015 through 2019, jobs were steadily on the rise, increasing by roughly 600 jobs per year. Jobs from 2019 to 2020 decreased by over 3,000, representing a 6.7% decline. Further, jobs are projected to slowly recover in the next five years, but still not reach pre-pandemic numbers in 2025.

In terms of labor force, after a steady 3% increase in the labor force participation rate from 2016 through 2019, the rate significantly dropped in 2020, down 3% to 83.57%. This decline can partially be attributed to the COVID-19 pandemic. However, while the rate was relatively stagnant January through April of this year, there was a significant 2.5% jump in May. Rates have slightly declined after this initial jump but have continued to stay above 2020 levels. While the labor force participation rate currently sits below pre-pandemic levels, the region appears to be recovering, and has taken steps to improve upon these numbers through organizations like Rural Works, an employment-coaching organization through a job workshop, and JAG, a resiliency-building workforce program.

EXHIBIT 4: SOUTHEAST INDIANA JOB TRENDS

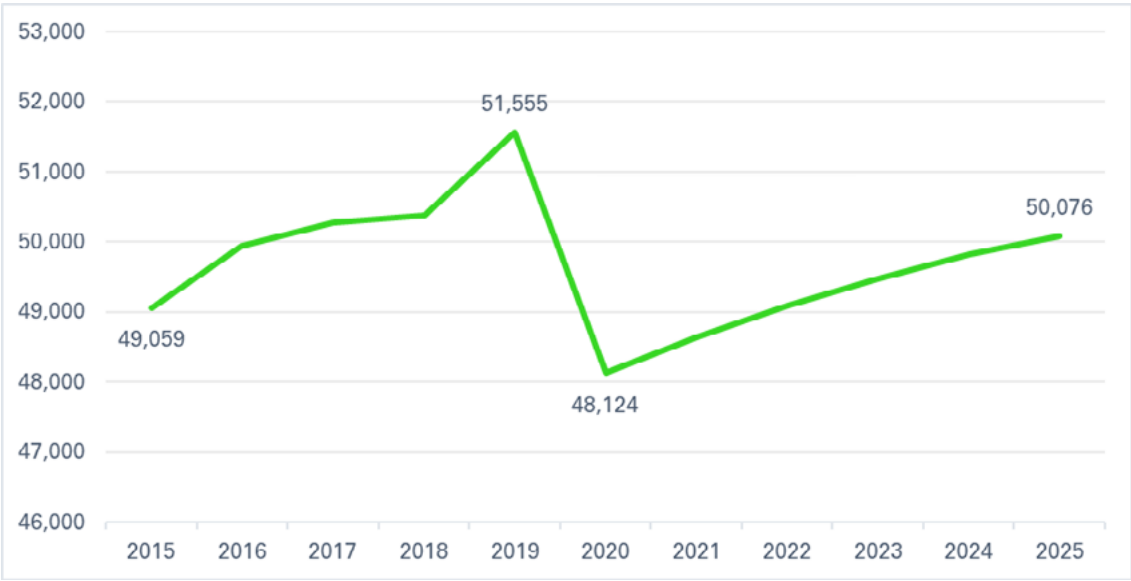
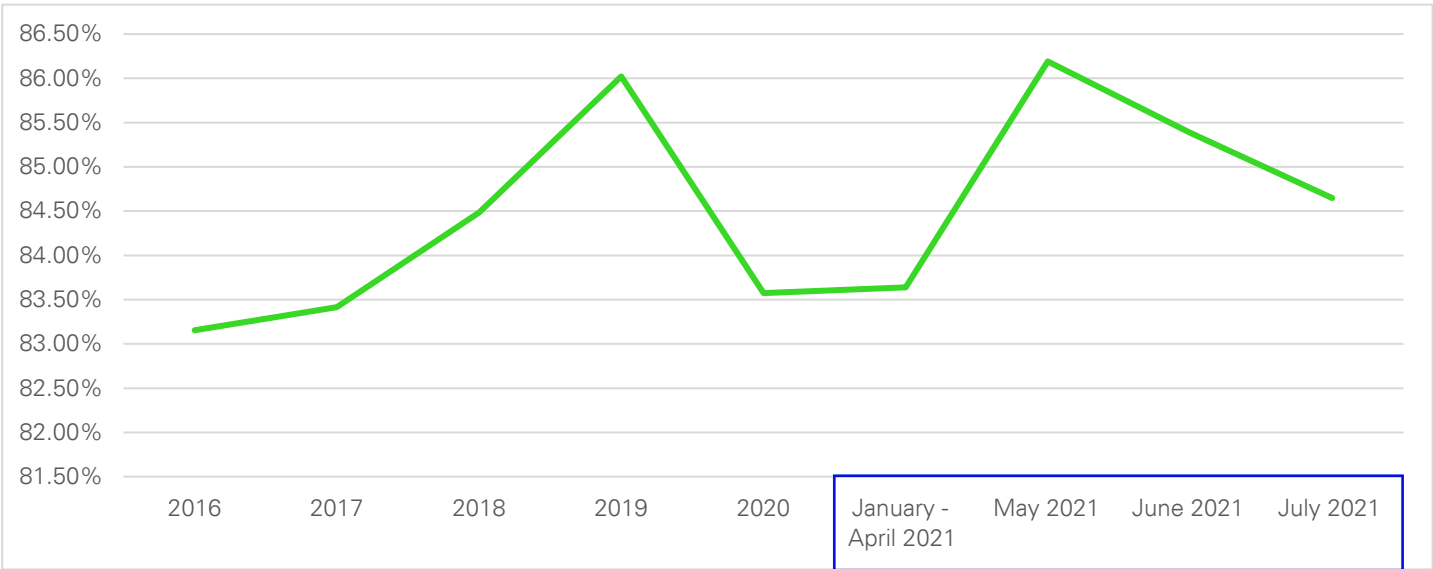


EXHIBIT 5: SEI REGIONAL LABOR FORCE PARTICIPATION RATE, 2016-2020



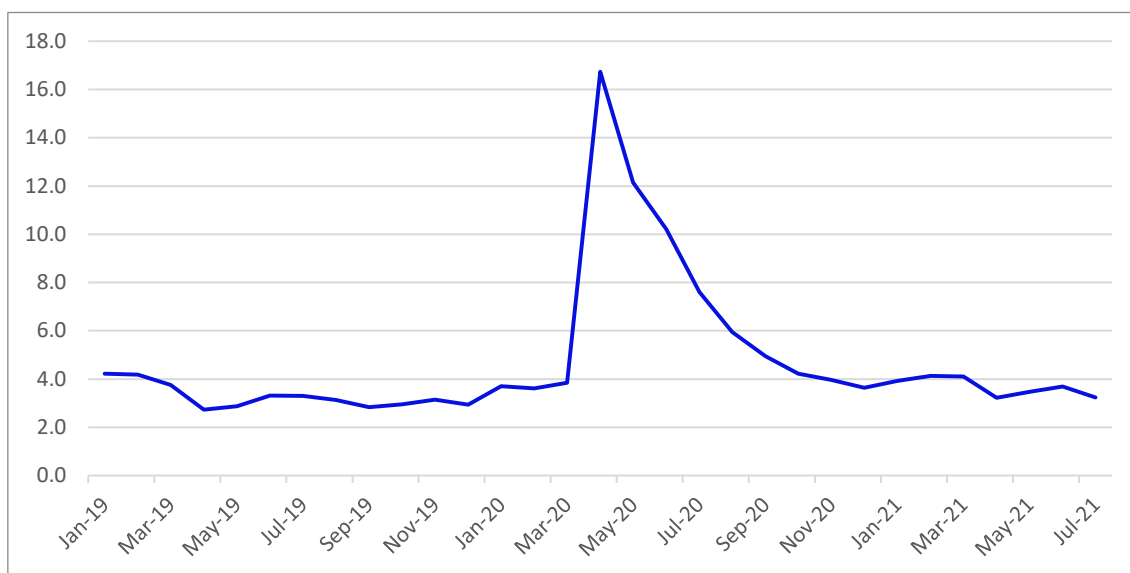
Source: Emsi Q2 2021 Data Set | www.economicmodeling.com

Unemployment in the region remained relatively steady in the region until spiking in April 2020, reaching 17%. That said, unemployment levels have recovered, and now are below pre-pandemic levels.

COVID-19 has played a role in the regional unemployment rate. Unemployment peaked in 2020 but has quickly recovered to pre-pandemic levels at 3.51% (May 2021).

The Southeast Indiana region is prepared to address some of these challenges by seeking new development opportunities. The region is currently creating a comprehensive Four-Year College Feasibility and Market Study using qualitative and quantitative data to development projections as to the viability of this initiative. This study will provide insights into next steps for higher learning for the region. Although focused in Dearborn County, this development could serve Dearborn, Franklin, Ripley, Ohio, Switzerland, Union counties and beyond.

EXHIBIT 6: SEI REGIONAL UNEMPLOYMENT RATE



Source: The St. Louis Federal Reserve | <https://fred.stlouisfed.org>



OUR COMMUNITIES

County	2020 Adult Civilian Population	2020 Median Household Income	2020 Median Home Value
Dearborn County, IN	38,189	\$68,658	\$170,400
Franklin County, IN	17,308	\$62,462	\$160,200
Ohio County, IN	4,745	\$60,128	\$151,200
Ripley County, IN	21,617	\$56,332	\$152,100
Switzerland County, IN	7,999	\$49,383	\$116,400
Union County, IN	5,592	\$50,375	\$116,300

Dearborn

Unique in its diverse mix of agriculture and industrial enterprises, the Dearborn County area showcases equally unique architecture. Supporting home restoration and preservation, residents benefit from a significant number of historical homes. The County is bordered by the Ohio River to the southeast and the major interstate of I-74 in the north. It is the third oldest county in Indiana and thus contains some of Indiana's earliest and most significant architecture. Dearborn is inside the Cincinnati MSA, 30 minutes from Downtown Cincinnati and 15 minutes from the Greater Cincinnati/Northern Kentucky International Airport.

The County consists of 14 political townships and seven cities and towns: Lawrenceburg, Greendale, Aurora, Dillsboro, Moores Hill, St. Leon and West Harrison. Dearborn County is home to five parks in the Dearborn County Park System, the Dearborn Trail, and multiple outdoor recreational opportunities for a variety of residents and visitors. In addition, the County is home to Perfect North Slopes, Hollywood Casino, Lawrenceburg Speedway, vibrant downtowns, festivals and museums drawing visitors from around the country and region. Located on the river, the county is also home to two

Ivy Tech Community College campuses. One community college is located on the Riverfront and the second is located on the Lakefront Campus in Lawrenceburg — home to a recently added advanced manufacturing training laboratory. As of 2020, the County's population increased by 0.3% since 2015, growing by 164. Population is expected to increase by 1.0% between 2020 and 2025, adding 491 residents.

From 2015 to 2020, jobs declined by 0.7% in Dearborn County from 15,536 to 15,430. This change fell short of the national growth rate of 1.3% by 2.0%. As the number of jobs declined, the labor force participation rate also decreased from 62.0% to 61.0% between 2015 and 2020.

Unlike the other counties in the region, Dearborn County's median household income (\$68.6K) is \$5.8K above the national median household income (\$62.8K).

Educational attainment for Dearborn shows that 16.0% of residents possess a bachelor's degree (4.1% below the national average), and 8.8% hold an associate's degree (0.2% above the national average).



Franklin

Franklin County is also in the Cincinnati MSA just 40 minutes from downtown Cincinnati and about one hour from the Cincinnati airport. It offers quality of place with a quaint, yet bustling, Main Street in Brookville, as well as the German-inspired architecture of Oldenburg. The community also boasts unbelievable access to incredible outdoor recreation amenities.

The County consists of six cities and 13 political townships: Brookville, Laurel, Oldenburg, Cedar Grove, New Trenton, Mount Carmel, Bath, Blooming Grove, Butler, Fairfield, Highland, Ray, Salt Creek, Springfield, Whitewater, and Metamora. Franklin County's Brookville Lake and The Whitewater River brings tourists into the area from around the country. Once visitors arrive, zip-lining, paddle-boarding, fishing, canoeing, hiking, and other outdoor activities are available for all ages. In addition to outdoor activities, the county has a variety of charming downtowns. All of this combined makes Franklin a unique place to live.

Despite Franklin's attractions, the declining population highlights a need for change. As of 2020, the region's population declined by 0.6% since 2015, falling by 127. Population is expected to increase by 0.2% between 2020 and 2025, adding 54.

From 2015 to 2020, jobs declined by 4.8% in Franklin County from 5,496 to 5,230. This change fell short of the national growth rate of 1.3% by 6.1%. However, as the number of jobs declined, the labor force participation rate increased from 60.6% to 61.2% between 2015 and 2020.

Median household income is \$381 below the national median household income of \$62.8K.

15.1% of Franklin County residents possess a bachelor's degree (5.0% below the national average), and 9.0% hold an associate degree (0.4% above the national average).



Ohio County

Safe, comfortable, and affordable, Ohio County offers residents an enhanced quality of life through a charming small-town setting. For those inclined toward big city amenities, Ohio County is in close proximity to Cincinnati, Louisville, and Indianapolis. Examining job and population growth, the trends reveal a need for workforce development.

As of 2020, the region's population increased by 0.7% since 2015, growing by 40. Population is expected to increase by 1.5% between 2020 and 2025, adding 90 residents. From 2015 to 2020, jobs declined by 13.8% in Ohio County from 1,625 to 1,400. This change fell short of the national

growth rate of 1.3% by 15.1%. As the number of jobs declined, the labor force participation rate decreased from 63.2% to 62.9% between 2015 and 2020.

Concerning educational attainment, 9.5% of Ohio County residents possess a bachelor's degree (10.5% below the national average), and 9.8% hold an associate degree (1.2% above the national average).

Median household income is \$2.7K below the national median household income of \$62.8K.



Ripley County

Ripley County was formed in 1818. Its county seat, Versailles, is located in the center of the county and is home to Versailles State Park near the historic Bushing Bridge. Laughery Creek begins in Napoleon, flowing through the park before winding its way to spill into the Ohio River in Aurora. The farmlands along Laughery and other streams are mostly small, rich, and fertile. Ripley County residents enjoy an area rich in history, wildlife, art, restaurants, and retail.

Ripley County is known for more than its beauty and history. It is the home of the 1954 Milan High School basketball team, on which the movie “Hoosiers” is based.

County trends display population and job growth. As of 2020, the region's population increased by 0.9% since 2015,

growing by 262. Population is expected to increase by 4.8% between 2020 and 2025, adding 1,377.

From 2015 to 2020, jobs increased by 0.9% in Ripley County from 13,270 to 13,383. This change fell short of the national growth rate of 1.3% by 0.4%. As the number of jobs increased, the labor force participation rate increased from 59.6% to 59.8% between 2015 and 2020.

Median household income is \$6.5K below the national median household income of \$62.8K.

11.2% of Ripley County residents possess a bachelor's degree (8.8% below the national average), and 9.7% hold an associate degree (1.1% above the national average).



Switzerland County

The Ohio River Scenic Byway passes directly through Switzerland County, which combines the great outdoors with enchanting small-town life. Residents benefit from international cuisine, art, festivals, and historical trails.

Switzerland County has among the most significant Swiss/French architecture in the United States. In addition, The Town of Vevay National Register District offers prominent examples of early to mid-Nineteenth Century residential and commercial architecture. The County is adjacent to a rapidly expanding Northern Kentucky industrial corridor. A six-minute drive from Interstate 71, Switzerland County benefits from growth in the Cincinnati, Louisville and Lexington metro regions. The County is home to two incorporated towns, Vevay and Patriot, with significant 20-year population growth in unincorporated areas.

Recent Switzerland trends indicate a need for labor force participation. As of 2020, the region's population increased by 2.5% since 2015, growing by 261. Population is expected to

increase by 4.2% between 2020 and 2025, adding 454. From 2015 to 2020, jobs declined by 9.4% in Switzerland County from 2,438 to 2,209. This change fell short of the national growth rate of 1.3% by 10.7%. As the number of jobs declined, the labor force participation rate decreased from 56.5% to 53.8% between 2015 and 2020. A large Amish population in Switzerland County skews the labor force participation rates. This population is also not consistently counted in the Census, leading to wide fluctuations from one decade to the next.

Median household income is \$13.5K below the national median household income of \$62.8K. 8.0% of Switzerland County residents possess a bachelor's degree (12.0% below the national average), and 6.5% hold an associate degree (2.1% below the national average).



Union County

Union County is a picturesque rural community characterized by stretches of beautiful farmland, woodland, with great recreational assets including Whitewater Memorial State Park and Brookville Lake, historic properties, and festivals. Only 20 minutes West from Oxford, OH and its large Miami University community, Union County is positioned to be a safe, affordable, and charming alternative to Ohio living.

With trends toward job growth and a decrease in the labor participation rate, the benefit of READI funds would help seize the opportunity that lies in enhancing the quality of life: placemaking, arts and culture, amenities, services, and new housing developments would likely improve the retention and attraction of residents and labor force. As of 2020, the region's population declined by 2.0% since 2015, falling by 143. Unlike

other counties in the region, Union County's population is expected to decrease by between 2020 and 2025, losing 123 (1.7%) residents.

From 2015 to 2020, jobs increased by 2.3% in Union County from 1,587 to 1,623. This change outpaced the national growth rate of 1.3% by 1.0%. As the number of jobs increased, the labor force participation rate decreased from 59.0% to 58.5% between 2015 and 2020.

Median household income is \$12.5K below the national median household income of \$62.8K.

11.1% of Union County residents possess a bachelor's degree (8.9% below the national average), and 5.5% hold an associate degree (3.1% below the national average).



Businesses in the Region

When looking at the business landscape of the region, 96.4% of the businesses in the region employ 49 or less employees. An immediate and sustained need for support mechanisms targeted at small businesses are crucial to ensure the small business environment in the region remains vibrant.

The top three industry clusters for the region are government, manufacturing, and healthcare & social assistance, respectively. Both government and manufacturing outpace the national average for a region of this size. Healthcare and social assistance lags the national average. However, healthcare and social assistance rank second among the region's top growing industries. Administrative & support and waste management leads the top growth industries. While not in the top three, hospitality & tourism is another leading industry cluster within the region. The industry employs over 2,229 people in the region. The subsector of gambling industries makes up 4.6% of occupation in industry for the region, which can be attributed to the growing casino businesses. 2020 GRP (Gross Regional Product) shows the manufacturing sector bringing in over \$600.0M to the area. This is followed by government (just under \$400.0M) and retail trade (\$290.0M).

Online profiles for workers in the region show that 6,475 companies employ the workforce of this region. The two largest employers are Hill-Rom Holdings, Inc. and Batesville Casket Company located in Batesville*, which lies on the northwestern border of Ripley County. All of the remaining eight largest companies are located outside of the region. This indicates that a significant portion of region's residents are commuting outside of the borders for work. When looking at workforce migration by zip code, you see that zip code 47006 (Batesville, IN* in Ripley County) is the only area that has positive in-migration of workers.

Sources of Local Public Funding and Local Private and Philanthropic Funding

SEI READI has created project summaries to display how these projects support our clear vision for success. SEI READI appreciates the flexibility that IEDC is allowing, giving regions time to source the local match without being required to have the match committed at the time of submission. SEI READI requested that the Project Leads identify sources of cash and in-kind match even though they may not have complete commitment at the time of application.

*The City of Batesville has chosen to split from the Southeast Indiana region for the purposes of READI.

Historical Planning Integration

As part of the planning methodology, the SEI READI planning team reviewed previous plans from all represented counties in the region. These plans included comprehensive plans, economic development strategic plans, housing studies, transportation plans, and neighborhood planning documents. Review of these plans helped inform this document by identifying key themes, objectives, and allowed SEI READI to leverage economic and community development efforts

already underway. Incorporated into this plan are strategies to leverage the natural assets, strategic location, and industrial heritage of the region to usher in a prosperous new era. Strategies incorporated include intentional efforts to enhance the quality of place for residents, strategies to retain and attract new talent to Southeastern Indiana, and approaches to facilitate innovation, entrepreneurship, and economic prosperity.

Plans reviewed and integrated include:

- A Supply Cluster Analysis for Switzerland County, 2012
- Aurora, Indiana River Town Review, 2021
- Brookville Preserving Main Street Plan, 2021
- City of Aurora Comprehensive Plan Update, 2015
- City of Greendale Comprehensive Plan, 2019
- City of Lawrenceburg Comprehensive Master Plan, 2011
- Comprehensive Plan Update for the Town of Dillsboro, Indiana, 2014
- Dearborn and Franklin Counties Indiana, Regional Economic Plan, 2020
- Dearborn County Comprehensive Plan Update
- Dearborn County Comprehensive Plan, 2009
- Dearborn County Housing Market Analysis and Implementation Action Plan, 2019
- Dearborn County Trails Report, 2020
- Dearborn Trail Extension – Feasibility Study
- Decatur-Shelby-Rush Agriculture Development Region, Agriculture Strategy Project, 2018
- Hidden Valley Lake Community Master Plan, 2018
- Lawrenceburg Comprehensive Plan Update, 2021
- Lawrenceburg Downtown Action Agenda, 2014
- Lawrenceburg Riverfront Strategy, 2016
- Lawrenceburg, Indiana River Town Review, 2021
- Lawrenceburg, Indiana Trail Feasibility Study, 2016
- Ohio River Recreation Trail River Town Review reports for Aurora, Lawrenceburg, Rising Sun, and Vevay, 2020-2021
- One Dearborn County Regional Economic Development Action Plan, 2018
- Progress Report for the Switzerland County Economic Development Strategy, 2008
- Region 9 – Southeast Indiana Workforce Investment Board Local Plan, 2021
- Southeastern Indiana Regional Planning Commission Comprehensive Economic Development Strategy, 2020
- Southeastern Indiana Regional Planning Commission State of Broadband Study, 2019
- St. Leon, Indiana Strategic Economic Development Plan, 2011
- State Road 1 Oberting Road to US 50 Corridor Alternative Evaluation, 2016
- Switzerland County Economic Development Strategy Update, 2011
- Switzerland County Economic Development Strategy, 2004
- Switzerland County Economic Development Vision and Tactical Plan, 2013
- Switzerland County Housing Study, 2020
- Switzerland County Opportunity Zones Investment Prospectus, 2021
- Switzerland County Tourism 2020, 2020
- Town of Dillsboro Downtown Revitalization Plan, 2017
- Town of Dillsboro Gateway Corridor Master Plan, 2020
- Town of Liberty Comprehensive Development Plan, 2019
- Town of St. Leon Comprehensive Plan, 2007
- Union County Comprehensive Plan, 2020
- Union County Strategic Planning Analysis – Economic and Residential Outlook, 2021

STAKEHOLDERS AND EXECUTION



SEI READI, Inc. will be responsible for curating the Southeast Indiana Regional Economic Acceleration and Development Initiative Plan. Created in compliance with IEDC organizational requirements, SEI READI, Inc. will provide a framework for the implementation, accountability, and reporting of project progress and completion.

SEI READI, Inc. is comprised of representatives of all 6 counties in the Southeast Indiana region (Dearborn, Franklin, Ripley, Switzerland, Ohio, and Union). The organization is new and is working through the 501(c)3 process to ensure compliance. An interim structure is in place until a permanent Board of Directors is appointed by the stakeholders.”

SEI READI, Inc. has widespread support from local government, anchor institutions, businesses, nonprofit and community organizations, and individual citizens.

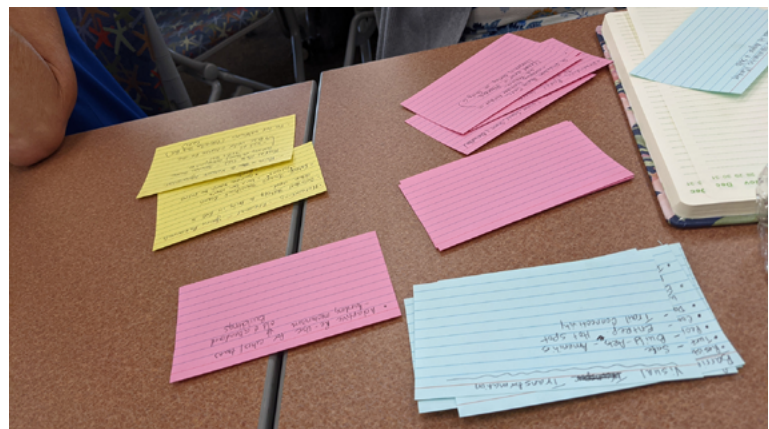
COMMUNITY ENGAGEMENT

Spreading the Word

Southeast Indiana Growth Alliance converted their website for the purposes of READI to spread the word about regional efforts and allow the public to submit projects, add ideas, and become a signatory for the effort. Press releases, social media, and targeted stakeholder outreach were the primary forms of communication for engagement in this short timeframe. Stakeholder lists were comprised of government officials (including but not limited to state representatives and county, city, and town executives, administrators, councils, and boards); anchor institutions such as colleges and hospitals; major employers and small businesses; CVBs, Chambers of Commerce, Main Street Programs, and downtown associations; foundations and other nonprofits; media; and interested citizens.

Community Leadership & Engagement

SEI READI has widespread support from local government, anchor institutions, businesses, nonprofit and community organizations, and individual citizens. Engagement consisted of community workshops at the beginning of August, including an “Arts, Culture, Recreation Brainstorm Blast” focus group, a “Business Brainstorm Focus Group,” social media posts, press releases, and an online portal to submit ideas and projects. Prioritization of project types among stakeholders overwhelmingly placed infrastructure, housing, revitalization, and tourism at the top. Each of these engagements sought to seek out, solidify, and gain support for a regional vision.



Community Workshop Overview

Valuing public input, several workshops were conducted throughout Southeast Indiana to not only foster an open dialogue inclusive of all residents, but also better understand each community’s goals for the region. Four of the workshops were conducted in-person in Brookville, Lawrenceburg, Osgood, and Vevay. In total, sixty-six unique community members attended these sessions. Additionally, a Business Brainstorm Focus Group and a Tourism Focus Group were conducted virtually. Although the agendas for all the workshops were similar, each attracted a different group of stakeholders and produced original community input.

The public has been encouraged to participate in the planning process at every opportunity. Our inclusive approach solicited their feedback at the community workshops described above, and many individuals and interest groups submitted project proposals that addressed a variety of issues in the region. Moreover, a draft of the application was presented to the community in a public meeting at the end of September to demonstrate our prioritization of transparency and inclusion.

The overwhelming majority of proposed projects focused on infrastructure, tourism, and workforce/business development and retainment. Each of these plays an important role in encouraging economic growth within the region. Infrastructural improvements will increase its capacity to support a growing population; greater support for local businesses, be that in the form of well-trained employees or greater access to local funding opportunities, will stabilize employment and encourage local growth. Utilization of the abundance of natural resources in the area can attract tourists and travelers from around the country, as evidenced by our tourism bureaus and the Ohio River Recreation Trail River Town Review programs in Aurora, Lawrenceburg, Rising Sun, and Vevay. All the projects, collectively, can help increase connectivity and unite the region under a single, marketable brand.

The community workshops ultimately served to encourage community involvement, garner support for project ideas, and align economic goals for the region. This information will be used to develop an action plan, which will be specifically tailored to meet the unique needs of each community.

Continued Engagement

Dedicated to regional stakeholders, the new collaborative organization of SEI READI, Inc. will keep all stakeholders apprised of upcoming developments through continued communications. These efforts will connect with the public, especially those who have lent their time and resources to this regional collaboration with the latest news of progress and opportunity. Created as a 501c3, this committee will serve all counties in the Southeast Indiana region with equal representation from each county. Expecting a swift transition, this entity is expected to be fully formed in the next thirty days. Updates regarding the development of the steering committee and the selection of its leadership will be communicated to media outlets through press releases. In addition, there will be regular stakeholder communication through the SEI READI website and through the SEI READI Facebook page.



REGION'S VISION

"A small-town culture with big-city opportunities"

Southeast Indiana (SEI) has a clear vision for the future. Inspired by the READI initiative, SEI embraced the opportunity to advance talent attraction and retention through an unprecedented regional collaboration. As cities, towns, and counties joined together, all regional discussions led to one shining revelation: SEI is brimming with potential and opportunity. The region has a hard-working population, where residents value a strong sense of community. Abundant natural resources dedicated regional collaboration, and a convenient geographical location (sometimes known as the "affordable Cincinnati address") are among some of the many characteristics that prepare it for long-term economic and population growth. The region's defining values are guiding its vision for the future; its cities, towns, and counties are committed to collective, focused action, which will stimulate development and sustain the high-quality way of life that sets the region apart.

SEI residents envision the region as a national destination, united under a single regional brand. An abundance of natural resources, along with the area's many historic sites, will be connected and integrated into the new

regional strategic plan; in expanding access to regional assets and improving local amenities, the next generation of innovative entrepreneurs will be attracted to the area.

In addition, the current 25-mile extension of State Road 101 will support regional opportunities for development. The extension will provide Dearborn, Ohio, and Switzerland counties with direct access to I-71 and I-74. Announced and supported by Governor Holcomb, this improved infrastructure will stretch from U.S. 50 to Markland Dam. This extension advances opportunity for business growth by increasing access to Belterra Casino Resort and Rising Star Casino, recently deemed "economic drivers" by Eagle Country Online. Not limited to existing businesses, the extension of State Road 101 encourages new entrepreneurs and expands access for tourism.

In Southeast Indiana, the regional support for up-and-coming local businesses, first-rate schools, and continuous infrastructural improvements will allow the region to retain home-grown human capital. Each project outlined throughout the application will contribute to

STRENGTHS

- Natural resources
- Low cost of living
- Strong school systems
- Volunteerism culture
- Proximity to large cities
- Safety

WEAKNESSES

- Insufficient housing supply
- Limited access to funding
- Low cultural diversity
- Shortage of childcare services
- Fragmented regional identity

the overarching mission of supporting economic and population growth. If project objectives are met, the region will become a new dynamic and engaging hub that attracts visitors from around the country – all while maintaining the small town, rural atmosphere.

Participants noted many strengths which define the region, including natural resources, a low cost of living, and a hard-working population. Studies have shown that rural areas are less likely to experience crime, and residents confirmed that crime rates are indeed low throughout the region. Volunteer rates, however, are high; much of the community is involved in local projects or charities. Residents think highly of local schools and take pride in hometown businesses. Its rural charm is reflected in many of the family-oriented projects proposed by workshop participants.

Obstacles that impede growth within the region include an insufficient housing supply, currently poor intraregional connectivity, and low human capital retainment. The region has a rich history, and some community members are exceedingly resistant to change. Access to healthcare

is limited, as is access to affordable childcare services. Finally, Southeast Indiana lacks the infrastructure to support a growing population with new housing development; there are a limited number of shovel-ready industrial and commercial building sites within the region. Infrastructure investment deficiencies are beyond the reach of most providers to correct on their own. Residents seek to overcome many of these obstacles through the projects described in this application; each addresses a critical need within the region and provides a targeted approach to remedying the issue.

Finally, it is important to note an overarching theme throughout the application — building and strengthening new connections. Individuals, towns, cities, and counties all expressed an interest in increasing connectivity within the region, and that interest is reflected in each of the project proposals. READI funds will make possible Southeast Indiana’s development into a unified, vibrant destination for long-term residents and traveling tourists alike.

OPPORTUNITIES

- Increased trail connectivity
- Expansion of broadband
- Development of tourism and hospitality industry
- Greater access to healthcare
- Regional unity

THREATS

- Inadequate infrastructure
- Challenging topography
- Low educational attainment
- Limited funding
- Resistant to change

TRENDS

The Housing Market Will Remain Strong

Home prices will continue to rise in the long term because of the lower interest rates and tight inventory. If the Federal Reserve continues to keep interest rates at historic low levels through 2023, then this will keep mortgage rates low and at an affordable level for residents. This long-term trend supports not only housing-related projects, but also infrastructure projects that will better prepare the communities to be attractive and suitable sites for development.

How has the pandemic affected Southeast Indiana's housing market? According to a recent CNBC article, job searches for remote work are up 460% from June 2019 to June 2021. Gaining even further insights from housing trends reported by the Cleveland Federal Reserve, the net flow of people out of U.S. urban neighborhoods averaged nearly 28,000 people per month in March through September of 2017 to 2019. That number about doubled to 56,000 people per month in 2020 after the pandemic's onset in March. With the demand of remote jobs increasing, combined with the exodus from densely populated areas, development of attractive housing options will be an important project for the region to combat population decline and help spur talent attraction to the area.

With new housing developments being proposed, this also means expansion and extension of infrastructure resources. The region has several water and sewer related projects that will help address the critical existing capacity issues. Some regional water and sewer providers are at capacity and cannot accommodate further development. This bottleneck has stifled growth and will only lead to further population decline if not addressed. Alongside water and sewer infrastructure, broadband is another essential piece to attracting new development, population growth, and business recruitment. Increasing infrastructure capacity in the SEI region will allow the community to leverage these projects to spur growth and development.

Workforce trends

We see that there are two major workforce trends that will impact businesses for the next decade. Those trends include the re-shoring initiatives and the labor shortages. Re-shoring of goods and services is another trend that we predict SEI will be able to leverage with our proposed projects. Many indicators show long-term support and the need for many companies to re-shore their business and/or manufacturing operations. As the Pandemic has brought along supply chain challenges, many companies were forced to look at bringing production back to the United States to keep up with the increase in consumer spending.

The "Made in America" initiative has also made companies take a closer look at setting up facilities in the US. If the dollar weakens, then this will make imported items more expensive, which will slow the demand and result in higher demand for domestic products.

Although many companies have begun the re-shoring process, the site selection process can take several years to complete. Many of the projects we have proposed will help position SEI to be an attractive landing spot for manufacturers and businesses.

We also have submitted projects that address the talent attraction and development, which will be needed to address labor shortages and overall workforce issues. The talent attraction and development projects are not solely geared towards large companies; they also have the small business owners and entrepreneurs in mind.

To address the labor shortage, we have included projects addressing adult education and upskilling. Part of the labor shortage has to do with the skills gap between the jobs listed and the available workforce. Through working with regional initiatives that are in tune with business needs, these projects can create a pipeline of skilled workers that are equipped with the skills and knowledge needed by local businesses. The initiatives in this plan also seek to increase wages for the citizens of SEI. The regional average earnings per job in the came in at \$50,500. This is well below the national average earning of \$72,000. Including these initiatives will have a ripple effect. It will not only improve the wages of the region and attract talent, but will also decrease the percentage of people living at poverty, which is currently at 10.2% for the region.

Educational Attainment

13.5% of the region's citizens possess a bachelor's degree which is 6.6% below the national average. The region is 0.1% above the national average for citizens that hold an associate degree (8.7%)

Population trends

Since 2015, the region's population has grown by 0.4% by adding 458 citizens. Population for the region is estimated to increase by 1.9% (2,342 citizens) between 2020 and 2025. Citizens that fall into the millennial age group of 25-39 make up 20,920 of the region's population. The national average for a region this size is 25,612, which shows the region is lagging. Population in the region at retirement age (55+) is 41,634 which is higher than the national average of 36,522. The lagging millennial demographic combined with the high rate of population at retirement age may have a negative impact on the workforce population with thin next 5-10 years as more people retiring than are entering the workforce.

Commuting pattern

Workforce outmigration is impacting the region. When examining workforce migration by zip code, 47006 and 47032 are the only zip codes in the region that have a positive inbound migration of workforce. All other zip codes show more citizens leaving their zip code for work. The top counties for outbound workers are Hamilton County, OH, Butler, OH, Decatur County, IN, Boone County, KY, Fayette County, IN, and Wayne County, IN. The fastest growing industry in the region from 2015 to 2020 was health care and social assistance. The industry added 285 (a 7% increase) and had a gross regional product (GRP) of \$283.40M for 2020. Retail trade came in second with 256 jobs (a 6% increase) added and \$327.76M in GRP. The accommodation and food service sector added 234 jobs (a 7% increase) with \$113.28 in GRP being contributed to the regional economy.

Leveraging Assets for Opportunities

Southeast Indiana is in a particularly unique geographic position to leverage assets for growth. The convergence of three metro areas (Lexington, Louisville, and Cincinnati) and their progress will without a doubt impact Southeast Indiana. The region has the potential and opportunity to emerge as a "location of choice" for new residents, especially as virtual entrepreneurs and remote workers are shifting trends away from urban areas.

REGIONAL GOALS

GOAL 1: CREATIVE PLACEMAKING AND PRESERVATION

SEI READI prioritizes placemaking as critical to improving quality of life, leveraging built and natural assets, developing resilient communities, spurring economic investment, and ensuring the region remains an attractive location for talent and business.

Project for Public Spaces defines placemaking by the following: “Strengthening the connection between people and the places they share, placemaking refers to a collaborative process by which we can shape our public realm in order to maximize shared value. More than just promoting better urban design, placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution.”

SEI READI has outlined strategies to achieve this goal within the following topics:

- Built Assets
- Natural Assets
- Arts, Culture, and Community Assets

GOAL 2: ACCESSIBLE HOUSING AND INFRASTRUCTURE

Access to quality and affordable housing and reliable infrastructure is key to development, population growth, and talent attraction and retention. The current housing market has tightened with low inventory and often low quality properties. There is a significant need for both new and preserved quality housing. SEI READI seeks to improve the accessibility of a variety of housing type.

When combining the lack of housing starts with the 77.08% owner-occupied housing units in the region, that leaves an extremely tight rental market. With the median gross rent for the region at \$709, the region is an attractive market for renters when compared to the State’s median gross rent of \$826. The lower-than-State average rental rate is an attractive incentive to spur talent attraction, population growth, and most importantly, population retention.

Water and wastewater utility capacity has been a constant restraint on growth in Southeast Indiana for decades. Because much of the region’s growth has occurred in non-incorporated areas, Region Wastewater districts have been the leading mechanism for expanding services. These districts have fewer options for financing expansion than their municipal counterparts. Since many rural utilities have been created or expanded to meet a specific need, they find themselves poorly positioned when future expansion needs arise. Their systems are smaller, so incremental growth is more of a challenge. More importantly, their structure and pre-existing obligations make them less competitive (or ineligible) for scarce infrastructure assistance.

SEI READI has outlined strategies to achieve this goal within the following topics:

- Housing
- Water and Sewer
- Broadband

GOAL 3: QUALITY HEALTH, SAFETY, & SOCIAL SERVICES

A community is only as healthy as its citizens. Southeast Indiana wants all its citizens to be mentally and physically well. Lack of access to amenities, services, safety, and care not only affects the individual, but it also has long-term effects on the community and the workforce.

To improve quality of life throughout the region, SEI READI will invest in opportunities to expand access to essential services and specialized care. Through this goal, the region will encourage the use of health and safety assets, facilities, and programs.

SEI READI has outlined strategies to achieve this goal within the following topics:

- Wellness through Recreation
- Safety & Social Services
- Healthcare

GOAL 4: LIFE-LONG LEARNING

Directly addressing the gap between labor market demands and formal education, the SEI region supports its residents through learning opportunities. From childhood to adult education, SEI READI plans to not only retain its valuable workforce, but also attract more by supporting the needs and interests of residents.

SEI READI has outlined strategies to achieve this goal within the following topics:

- Childcare and Early Education
- K-12 Pathways
- Adult Education & Upskilling

GOAL 5: ECONOMIC GROWTH MOMENTUM

SEI's clear vision for its future also encompasses sustainability. As economic growth begins to flourish through the presence of READI funding, SEI READI aims to maintain this momentum for years to come. The region has selected industries that will help spur growth as well as support talent retention and expansion.

SEI READI has outlined strategies to achieve this goal within the following topics:

- Entrepreneurship and Innovation
- Hospitality and Tourism
- Business Attraction and Retention

GOAL 6: COMPREHENSIVE REGIONAL MARKETING

As a new region, SEI READI seeks to further develop its brand, building on the vision and goals outlined within this regional plan. As the new connections within the region grow, collaboration is expected to grow as well. SEI READI is focused on combining efforts to market that brand along with the region's assets.

Throughout the planning process, Economic Development and Tourism directors discovered new things they could do together to better promote their region to businesses and residents. Some of these items did not require READI funding but just further collaboration.

SEI READI has outlined strategies to achieve this goal within the following topics:

- Regional Brand
- Collaborative Planning

REGIONAL STRATEGIES

The following pages outline the strategies of SEI READI as well as projects that are poised to jumpstart progress toward the new collective regional goals.

Each goal, strategy, and project was chosen based on the priorities outlined in the Indiana Economic Development Corporation's guidelines for READI.

We invite IEDC and state officials to visit Southeast Indiana to learn about the projects.

PLACEMAKING AND PRESERVATION

BUILT ASSETS - Reimagine and preserve unique spaces.

Not only is Southeast Indiana rich in natural resources, but the region also showcases historic buildings. From community centers, downtowns, and main streets, the region is ripe for reimagination and reinvention. Adaptive reuse strategies will allow the region to preserve unique spaces, and intentional investment will allow respective counties to unlock the vibrancy and beauty of their historic main streets and historical buildings.

Community members in each of the workshops expressed their desire to preserve the rich history of the region; moreover, many suggested that the historical buildings and landmarks should play a central role in the region's redevelopment into a more attractive destination. Adaptive reuse is trending across the country and this region has significant opportunity to capitalize on it.

In 2018, adaptive reuse projects constituted between 1-2% of all commercial real estate space in the U.S., but it was predicted by CCIM Institute that this would increase by two-fold over the next 5 years.

Adaptive reuse projects compete effectively when compared to new construction. These reuse projects can be 15-20 percent cheaper and can reduce overall construction time by 18%. These reuse projects often address the issue of blight. The projects will help SEI combat distressed buildings while also helping to increase the property tax base.

The following projects support this strategy:

- Historic Waterworks Building
- Woodruff Square/Downtown Liberty
- Liberty Theatre Project
- The Hackman

SEI READI is considering additional projects to support this strategy, such as:

- Union Street Studio

Historic Waterworks Building| 1 Year

UC Historical Society is offering to renovate and repurpose one of their historical buildings on main street in Liberty, IN. The building will be offered to area crafters and small business owners to showcase and sell their product, as well as serve as "visitors center". The building will also serve as seasonal farmers market location and a place to host art events and classes. There is currently no opportunity in our county for small producers and artisans to showcase and sell their goods. The tourist traffic through our community presents huge potential for demand/clients, especially in summer season. This project will create an inviting community environment, expand amenities, improve quality of place & life, promote entrepreneurship among artisans and crafters, promote arts & culture. It can potentially launch new small businesses. It builds the variety of amenities in our region. It supports residents in their passions, entrepreneurship, and access to amenities. It beautifies main street. It caters to tourists and to capturing tourism dollars.

Financial Overview

- Total Project Cost: \$184,000
- Total Private Sector Funding: \$147,000
- READI Request: \$36,900
- Grant, Land/Building donation
- Other (please specify) fundraising, in-kind contractual services, volunteers
- Building value: \$100,000
- Years' worth of volunteer administration: \$10,000
- In-kind contractor (repairs and maintenance) services: \$60,000
- 80% of budget will be paid for and donated toward by local entities: UC Historical Society, UC Economic Development, UC Tourism Board

Sources		Uses	
Private Sector:	\$147,000	Upgrades	\$20,000
Building Donation	\$100,000	Repairs/parking/ADA	\$149,000
Volunteer Work	\$10,000	Equipment	\$5,000
In-Kind	\$60,000	Promotion	\$5,000
READI: \$36,900	\$36,000	Maintenance/utilities	\$5,000
	\$184,000		\$184,000

SUSTAINABILITY

After the initial launch and repair costs (this project), the tenants will be charged a fee and volunteering their time to maintain the program.

ALIGNMENT

- IEDC – Quality of Life, Entrepreneurship, and Talent Attraction priorities of IEDC

STAKEHOLDERS

- UC Historical Society - funding, facility, volunteer hours, in-kind contractor services, repairs, maintenance, insurance.
- UC Economic Development Corporation - support services, marketing.
- UC Tourism Board – collaborator

Woodruff Square/Downtown Liberty | 1-5 Years

Revitalization/redevelopment of an entire downtown block in the heart of Liberty, IN that was recently acquired by Union County Foundation. READI funding will be used to help fund engineer/architect/development plan and additional acquisition of remaining historic section of the block. The redevelopment plan will focus on: new business spaces, new multi-functional venue, market rate apartments and other amenities that best fit the needs and character of downtown Liberty. Housing studies stating UC has virtually no market rate apartments- UC community studies/surveys indicating lack of amenities, green spaces, business spaces, and venues. This project is a catalytic investment – to provide the most impactful boost to Liberty and beyond. We anticipate the impact to be in following areas: increased property values, increased opportunities for entrepreneurship, increased housing offer, increased downtown amenities, increased job opportunities, increased attractiveness of town, county and region, increased quality of place. This is a beautiful, large, once in a lifetime “blank slate space” that has potential to alter the future of Union County and beyond, if planned carefully and executed in collaboration.

Financial Overview

- Total Project Cost: \$688,262. This is for Phase 1 of the project, which includes recent property acquisition, area repairs, maintenance, upcoming property acquisition and the cost of development/architectural plan/study.
- Sources:
Private Sector Funding: \$550,600 already committed by the Union County Foundation
READI Request: \$137,652
- The Union County Foundation is investing heavily in this project, engaging private donors and private investors, as well as local municipality. The Foundation is taking the lead in this first phase of a large, transformational project. The foundation is committed to find necessary funding to execute the development plan in the coming years – through grants, private investments, and fundraising. The Foundation is practically donating a block of downtown to bring about transformational, anchor site development.
- Uses: Feasibility studies, building acquisition, repairs, architect, engineer, consultant services.

SUSTAINABILITY

The future facility will be a public-private partnership with revenue-generating use of space (venue, offices, business space, apartments)

ALIGNMENT

- Union County Foundation
- Union County housing study
- Talent attraction
- Downtown revitalization

STAKEHOLDERS

- Town of Liberty - collaborator
- Union County Commissioners – collaborator
- Private donors – funding
- Private investors/developers
- Union County Economic Development Corporation – collaborator

IMPACT/R.O.I.

This project is a catalytic investment – to provide the most impactful boost to Liberty and beyond. We anticipate the positive impact to be in following areas:

- property values
- opportunities for entrepreneurship
- housing offers
- downtown amenities
- job opportunities
- attractiveness of town/county/region

KPIs

- Number of partners and investors
- Number of new businesses
- Number of new amenities
- Number of new housing units

Liberty Theatre Project | 1-3 Years

As a prominent landmark in the City of Lawrenceburg, the Liberty Theater is activating the long-dormant historic landmark as the region's premiere showcasing venue with professional events space, cultural arts and programming, destination eateries, and bar environments. The result is a cultural engine contributing to a vibrant, revitalized downtown, attracting storefront businesses, visitors, and new talent to our region. A current Purchase Agreement for the Liberty Theater has been approved subject to inspections and financing. Project funding for project historic property restoration, stabilization, and business development are the immediate needs. Thigmotrope, LLC, is currently pursuing a Development Agreement with the City of Lawrenceburg and the Lawrenceburg Redevelopment Commission as a strategic, creative financing alternative for property development. All local, state, and federal funding alternatives are sought at this time to reduce final loan overhead and to launch project completion in the most effective, responsive manner for ultimate economic impact. Local & State historic approval process for permit applications will be required before property development can begin. The Liberty Theater Redevelopment Project helps a younger demographic consider residing in the region by creating a fun, active, quality of place and lifestyle environment. With the \$150 million dollar Flaherty & Collins luxury apartments complex in downtown Lawrenceburg scheduled to open in 2022, the Liberty Theater provides a cultural community asset for individuals who reside in the walkable downtown district. The Liberty Theater serves as a downtown business district anchor within the Tri-state region of OH, KY & Indiana.

Financial Overview

- Total Project Cost: \$3,284,000
- City of Lawrenceburg Redevelopment Commission Development Agreement for \$3 million dollar loan to be secured at 3.5% payable over 7 years as creative capital investment and incentive plan in negotiations with Thigmotropic LLC. Funding is contingent upon City Council approval. Business development plan funding is not to be released to the public due to current negotiations.
- Start-up costs of \$284,000 personally funded by project leader Dan McCabe. Thigmotropic LLC currently seeking financial loan commitment approval.
- Total READI funds requested:
READI request for public (local govt) match (1:1 to READI dollars)=\$ 1,500,000
(50% of the \$3,000,000 public cost)
READI request for private sector match (3:1 to READI dollars)= \$71,000
(25% of the \$284,000 cost)

SUSTAINABILITY

Versatile usage capabilities attract a diverse range of events/performers. Multiple revenue streams support the project with restaurant and storefront businesses in addition to ticket sales, rentals, sponsorships, and events. An extensive marketing strategy includes investment in Indiana, Ohio, and Kentucky. The Liberty invests in its employees, strengthening talent retention.

ALIGNMENT

- Lawrenceburg Riverfront Master Plan
- Lawrenceburg Main Street
- Lawrenceburg Redevelopment Commission
- Dearborn & Franklin Counties Regional Economic Development Plan
- Downtown Development Plan
- City of Lawrenceburg Comprehensive Plan
- State Tourism

STAKEHOLDERS

- Dan McCabe, Thigmotrope, LLC
- City of Lawrenceburg & Lawrenceburg Redevelopment Commission
- Mayor Kelly Mollaun, City of Lawrenceburg
- Bryan Messmore, Coordinator/Redevelopment Director, City of Lawrenceburg,
- Michelle Cone, Director, Lawrenceburg Main Street
- Joyce Baer and Jenn Awad, Dearborn County Historical Society
- Jarrad Holbrook, Director Southeast Field Office, Indiana Landmarks

The Hackman | 1-3 Years

This project will rehabilitate one of the largest privately owned building on Main Street in Oldenburg by working with Historical Architects to properly restore the exterior of the space, as well as establish a makerspace, town welcome center, additional retail spaces, and a town museum. Bringing the once grand commercial building back to “glory” - encouraging people to come to Oldenburg to not only shop this commerce center but linger in town to shop the other local retail spaces, eat at a local restaurant, or have a sip at the local brewery. This project has the potential to impact the surrounding community in many ways. Additional retail can create potential jobs, and additional spenders into town. A museum of the history of Oldenburg will bring in tourists who will also shop & eat locally. This project is in its infancy but has the ability to have a profound impact on the local community as well as surrounding communities. I know this application is likely to be short of the expectations, but I felt the need to make the group aware of the project and it’s potential. This large 3 story building has a massive history and is ready to be revitalized to extend its great impact on this area. This building has been in the family for 6 generations, proudly showcasing local businesses all its life - now let’s help bring it back to full capacity!

Financial Overview

- Total Project Cost: \$800,000
- Private Sector: \$220,000
- READI: \$500,000
- The project’s financial plan is still being developed, this project has just been conceptualized and started the design. We plan to utilize grants (OCRA, etc) and the Historical Tax Credit program through the DNR. Further funding will be sought out as the design continues to develop.

SUSTAINABILITY

In-development

ALIGNMENT

- Oldenburg Comprehensive Plan
- This project will reignite the largest privately owned building in the historic downtown of Oldenburg. Bringing the once grand commercial building back to “glory” - encouraging people to come to Oldenburg to not only shop this commerce center, but linger in town to shop the other local retail spaces, eat at a local restaurant, or have a sip at the local brewery.

STAKEHOLDERS

- Chris Munchel, Owner & Project Manager
- Ratio Architects, design

IMPACT/R.O.I.

This project has the potential to impact the surrounding community in many ways - 1) with a makerspace available, this would allow entrepreneurs a space to create goods without having to purchase expensive equipment. 2) That makerspace would also be focused on helping the surrounding schools have a place for learning & creating for students. 3) Additional retail can create potential jobs, and additional spenders into town. 4) A museum of the history of Oldenburg will bring in tourists who will also shop & eat locally.

PLACEMAKING AND PRESERVATION

NATURAL ASSETS - Raise awareness and leverage the region's natural assets.

The Southeast Indiana landscape delights its residents. State parks and recreation areas such as Whitewater Memorial State Park, Mounds State Recreation Area, and the Versailles State Park are magnets for nature lovers and visitors. Leveraging the region's state parks, scenic corridors, and abundant waterfronts is a critical strategy for Southeast Indiana. It's important that these natural assets be protected, and that environmental awareness is improved. Water and sewer infrastructure, for example, is necessary to address high-priority environmental issues.

These natural assets not only drive tourism, but they also spur quality development. Southeast Indiana has an abundance of water resources including the Ohio River, Whitewater River, Brookville Lake, Laughery Creek, and more. The Ohio River is not just for barges to move freight but also provides opportunities for recreation. The region is primed to take advantage of riverfront development opportunities. Currently, Southeast Indiana lacks sufficient public docks accessible to transient boaters and paddlers. Docks are critical for leveraging these waterways and dredging is greatly needed.

The following projects support this strategy:

- Lawrenceburg Riverfront Development
- River Town Review
- Michaela Farms of Oldenburg
- Aurora Riverfront Vision Plan

Lawrenceburg Riverfront Development | 2 Years

The Riverfront Development project is a vibrant extension of Lawrenceburg's historic downtown, a place where residents and visitors can experience and enjoy the Ohio River at its meeting point with the City of Lawrenceburg riverfront gateway. The project combines the Ohio River's edge and over-the-water outdoor spaces, which host recreational and educational events and experiences; some projects within the plan include floating restaurants, floating docks, a public barge, and much more. The space will afford visitors the opportunity to approach and experience the Ohio River. The Riverfront Development project will capitalize on the broadening economic and social fabric of Lawrenceburg, inclusive of the Lawrenceburg Conference and Event Center, Ivy Tech Community College, Lawrenceburg Civic Park, and other downtown investments. The improvement of the riverfront will remake it into a regional destination, spur economic growth, and contribute to population growth as a result.

Financial Overview

- Total Project Cost: \$14,430,000
- Private Sector: \$16,284,000 - Ivy Tech Parking Garage annual rental income (\$124,000 x2) (Ivy Tech, CIVISTA Bank & St. E. Healthcare) \$248,000; Annual restaurant rental incomes (\$18,000 x2) \$36,000, Whiskey River Apartments \$16,000,000.
- Public Sector: \$30,100,000 - Consultant Feasibility Study Lawrenceburg Riverfront Plan \$30,000; Lawrenceburg Riverfront Development & Municipal Development Funds \$5,700,000; Lawrenceburg Municipal Bond up to \$8,416,000 option. Whiskey River Apartments \$16,000,000.
- READI: \$7,144,000 - Total READI funds requested: Total READI funds request = \$7,144,000. READI request for public (local govt) match (1:1 to READI dollars) = \$7,073,000 (50% of the \$14,146.00 public cost). READI request for private sector match (3:1 to READI dollars) = \$71,000 (25% of the \$284,000 private cost).
- A total of \$14,146,000 will be necessary to contribute to the Lawrenceburg Riverfront Development Project. Consultant Feasibility Study Lawrenceburg Riverfront Plan fee of \$30,000 has been paid. The Lawrenceburg Riverfront Development & Municipal Development Funds of \$5,700,000 are available and the Lawrenceburg Riverfront Development Municipal Bond of up to \$8,416,000 is to be pursued thru Bond Counsel for the City of Lawrenceburg upon approval if SEI READI grant fund request is not approved.

SUSTAINABILITY

After the initial launch and repair costs (this project), the tenants will be charged a fee and volunteering their time to maintain the program.

ALIGNMENT

- 2017 Lawrenceburg Riverfront Plan
- Downtown Development Plan March of 1981
- City of Lawrenceburg Comprehensive Plan 2010
- Draft City of Lawrenceburg Comprehensive Plan
- Riverfront Strategy for Creating Civic & Riverfront Activity
- One Dearborn Regional Economic Development Action Plan
- Dearborn & Franklin Counties Regional Economic Development Plan
- Dearborn County Comprehensive Plan
- IN Office of Tourism Development

STAKEHOLDERS

- Mayor Kelly Mollaun, City of Lawrenceburg City Council, City of Lawrenceburg
- Bryan Messmore, Coordinator/Redevelopment Director, City of Lawrenceburg
- Michelle Cone, Director, Lawrenceburg Main Street
- One Dearborn Indiana Economic Development
- Community Stakeholders

River Town Review | 2-3 Years

In 2021, the cities of Aurora, Lawrenceburg, Rising Sun and Vevay participated in the Ohio River Recreation Trail's (ORRT) River Town Review (RTR) program. Led by the ORRT steering committee, the National Park Service, and Lewis & Clark National Historic Trail, this program produced professional studies of outdoor recreation and community development as it relates to the Ohio River. The studies included a list of strategies and recommended projects for enhancing recreational linkages from these historic downtowns to the river with a focus on boaters, paddlers, bicyclists, and pedestrians. This proposed implementation program would provide seed funding through READI to help these communities begin to implement these projects and strategies. This southeast Indiana collaborative effort would serve as a best practices model for implementation of ORRT and National Park Service projects in the Ohio River Valley.

Financial Overview

- Total Project Cost: \$2,500,000
- Private Sector: \$150,000
- READI: \$2,000,000
- \$10,000 of funding will come from One Dearborn, Inc.'s Visioning Funds for Aurora and Lawrenceburg projects

Stakeholders

- Ohio River Recreation Trail (volunteer, collaborator)
- US National Park Service (funding, in-kind, collaborator)
- City of Lawrenceburg (funding, collaborator)
- City of Aurora (funding, collaborator)
- City of Rising Sun (funding, collaborator)
- Town of Vevay (funding, collaborator)
- Dearborn County Convention Visitor Tourism Bureau (funding, collaborator)
- Lawrenceburg Main Street (volunteer, collaborator)
- Main Street Aurora (volunteer, collaborator)
- Rising Sun Main Street (volunteer, collaborator)
- Vevay Main Street (volunteer, collaborator)
- Southeastern Indiana Regional Port Authority (funding, collaborator, in-kind)
- Indiana Landmarks (in-kind, volunteer, collaborator)
- Local riverboat casinos (funding, in-kind, collaborator)
- Various marinas and campgrounds (in-kind, collaborator)
- Private investors/developers
- County Economic Development Organizations

SUSTAINABILITY

This project will maintain Southeast Indiana's close alignment with the Ohio River Recreation Trail as it gains recognition and momentum. By serving as a best practice model for Ohio River boating/paddling/cycling, the program will warrant additional public investment by local governments and grant funds from various sources. It will capitalize on trail connectivity development as it occurs between Lawrenceburg, Aurora, Rising Sun, into Ohio, and points beyond.

ALIGNMENT

- Ohio River Recreation Trail
- Updated Lawrenceburg Comprehensive Plan (2021)
- Aurora Comprehensive Plan (2015)
- Aurora Riverfront Vision Plan (2016)
- One Dearborn County Trails Report (2020)
- Indiana Economic Development Corporation – Talent attraction, quality of life/place
- Indiana Destination Development Corporation – Better leveraging an existing natural resource for tourism and talent attraction.
- Indiana Department of Natural Resources - Environmental sustainability of the Ohio River; Recreation on the river.
- Indiana Department of Environmental Management - Environmental sustainability of the Ohio River
- Indiana State Department of Health – Health and wellness of Hoosiers through increased outdoor recreation and exercise

Michaela Farms of Oldenburg | 2-3 Years

Michaela Farms has been operated by St. Francis Sisters of the Poor for many decades. Initially their mission was to provide for the order in Oldenburg and most recently to promote organic farming and quality food to the public. Green Acres in Cincinnati was founded with a similar mission. The two organizations agreed that becoming a part of Green Acres would perpetuate the mission of the Farm. Green Acres will restore the historic structures and add new amenities to enhance the educational opportunities for students in surrounding school districts. Their goal is to instill respect for sustainable farming and environmental stewardship. This will be an expansion of the current farm operated by the Sisters of St.

Francis Order in Oldenburg, IN. The Green Acres Foundation will add educational facilities to be used to bring students in to learn about sustainable food production and scientific evaluation and testing of the environment. Capital improvements and added employment will take place.

This project will reach to the heart of what Indiana and the region need - innovative ways to improve farming, educate our students in being good stewards of the land and teaching them about scientific environmental testing. This will greatly enhance the quality of life by making people more aware of better use of the land and resources. Teaching problem solving and getting involved in local land use issues makes better citizens. Involving students in defining a need for natural resource management can make a huge difference in their future. It can change a child's direction in life. Children from problem environments can be shown a different path and break the cycle so many in our region find themselves.

Financial Overview

- Total Project Cost: \$5,000,000
- Private Sector: \$5,000,000
- READI: \$500,000 for water and wastewater connections

SUSTAINABILITY

The Green Acres Foundation is well-funded and can maintain the operation well into the future.

ALIGNMENT

This project goes to the heart of making our region more attractive to make your home. The mission is to engender a better appreciation for diverse agriculture and a clean environment. The operation will bring in students from many school systems in the region - especially economically and socially challenged areas. The goal is to instill confidence in their own abilities to accomplish goals by doing rather than just telling. This operation will go a long way in preparing students to realize they can improve their lives through learning new skills, working together to solve problems and finding innovative solutions to farming and environmental problems. We will be creating talent for our region, not just attracting it.

STAKEHOLDERS

- Franklin County Economic Development Commission
- Franklin County Economic Redevelopment Commission
- Franklin County Community Foundation
- Margaret Mary Health, Batesville, IN
- Sisters of St. Francis Order Oldenburg, IN

BENCHMARK/MODEL

The Green Acres Foundation in Indian Hill, OH. (Cincinnati). This organization was founded to perpetuate the vision of Louis and Louise Nippert. It is a very successful and well endowed organization with multiple sites. The foundation has proven to be very successful in opening up opportunities and kindling intellectual curiosity of students from economic and socially challenged locals.

Aurora Riverfront Vision Plan | 2-3 Years

This project will stabilize and redevelop the City's riverfront to include an amphitheater, river overlook and plaza, and bike and pedestrian trail. The project would include public docking facilities for all types of boats and watercraft. US News and World Report article, "Banking on the River by Devon Haynie, Oct. 2, 2018 provided information on the positive economic impact of riverfront development on a variety of cities.

<https://www.usnews.com/news/cities/articles/2018-10-02/rust-belt-cities-turn-to-riverfront-development-for-economic-boost>

This project would be a continuation of the Dearborn Trails system. It would also add to the "Quality of Place" initiatives for the region to attract businesses, residents and visitors to our area. Our location in the center of the Greater Cincinnati, Indianapolis, and Louisville areas provides us with a strategic location to attract large to mid-sized industries as well as single proprietor businesses especially with the development of the 101 connector project that will connect US 50 with Markland Dam.

This project has far-reaching implications for the region. The obvious direct implications would be for exist business, restaurants, grocery & retail, With increased riverfront activity, many first-time buyers and builders would visit the area adding to direct population increases into our surrounding areas. Additional pop-up service industries could b expected with additional population growth. Additional jobs could be expected with not only the building and trades industries, but would have a ripple effect through the supply chain. We would have the potential to be a center for entrepreneur & business incubators for growth in the region. Locally we have access to many valuable county resources, including One Dearborn, Economic Development.

Financial Overview

- Total Project Cost: \$4,430,000
- READI: \$886,200
- The project will require a collaboration from the City of Aurora, Aurora Redevelopment Commission, Southeastern Indiana Regional Port Authority, private property owners, and others.

SUSTAINABILITY

As this project develops and comes to full fruition, it will bring additional revenues due to increased property values, business development, and tourism.

ALIGNMENT

- Aurora Comprehensive Plan
- Aurora Riverfront Vision Plan
- River Town Review
- Gabbard Riverfront Park
- Lower Second Street
- Indiana Next Level Trails Program
- Indiana Bicycle Trails Task Force
- Statewide Comprehensive Outdoor Recreation Plan (SCORP)

STAKEHOLDERS

- City of Aurora Parks Department – volunteer
- Southeastern Indiana Regional Port Authority (SIRPA) - funding / collaborator
- Aurora Redevelopment Commission - funding / collaborator
- Aurora Main Street - volunteer / collaborator
- Victor Farrell - current property owner, in-kind donation / collaborator

BENCHMARK/MODEL

- Indianapolis, IN White River,
- Ft. Wayne, IN Riverfront project,
- New Albany, IN to waterfront development,
- Madison, IN riverfront.
-

KPIs

Visitor counts, attendance at events, new businesses developed in the area, increased economic activity at existing businesses, property value increases

PLACEMAKING AND PRESERVATION

ARTS, CULTURE, AND COMMUNITY ASSETS - Promote new community connections through cultural and creative experiences.

SEI seeks to engage community members, artists, business owners, organizations, and local government in the development of quality amenities and activities that leverage and promote arts and culture in the region.

A National Endowment for The Arts 2017 study mentions the benefit of \$12 spent in the community for every \$1 spent on a ticket purchase to the arts. In addition, a 2017 study by The Bureau of Economic Analysis stated: “Arts and culture added more to the U.S. economy than construction and transportation/warehousing by \$87 billion and \$265 billion respectively. [...] The value added by arts and culture to the U.S. economy is five times greater than the value from agricultural sector. [...] On a state level, the arts and cultural sector added \$72.8 billion to economies of rural states.”

This strategy was among the most discussed at community workshops. Murals and mural trails were popular, as well as other amenities to build upon the quality of life and quality of place throughout the region. SEI strives to create and promote equitable access to quality public spaces and programming, which the community and visitors may interact for shared experiences.

The following projects support this strategy:

- Versailles Courthouse Square Pocket Park
- Bob Jenkins Mural
- Ohio County Tourism’s Visitors Center Pavilion & Pop-up Project
- Milan Downtown Basketball District Light Project
- HWY 50/101 Connector – Corridor/Gateway Project
- UC Nature Park

Versailles Courthouse Square Pocket Park | 1-3 Years

The Pocket Park project, a community space for all ages that replaces two blighted properties, is located on the Ripley County Courthouse Square, Versailles. Plans include Public Restrooms, Splash Pad, a multi-use Pavilion for live performances, picnic and outdoor movie space, musical play panels, and flagpole with a "Memory Garden" honoring Veterans. Included are park benches, adult swings, expansions of our interactive Cherry Blossoms mural, Rent/Return Bikes, and a sculpture for "selfies" with the Courthouse in the background. The project will attract visitors to Versailles State Park (VSP). Main Street Versailles (MSV) partnered with Southeastern Indiana Mountain Bike Association (2020) to develop a connector trail from VSP to town via Next Level Trails (Department of Natural Resources). There is no established community space for people to gather and enjoy the peacefulness of the Square, enjoy live events, or family activities. MSV community events attract visitors to town. The Pocket Park will do the same. Over the last 4 years, clean-up projects have made the Square more attractive. New businesses are being established in formerly empty storefronts and buildings. The project adds another dimension by providing outdoor community space for activities that appeal to everyone, putting the businesses on the Square in the spotlight, and inspiring entrepreneurs to realize their dreams. The community has a high population of economically disadvantaged people, and the park is within walking distance for those who live in subsidized housing in the area.

Financial Overview

- Total Project Cost: \$767,909.92
- Total Cost Phase 1: \$211,219
- Public Sector: \$169,535
- READI: \$42,384

SUSTAINABILITY

The Green Acres Foundation is well-funded and can maintain the operation well into the future.

ALIGNMENT

- Main Street Versailles
- SEI Placemaking
- IEDC Quality of Place

STAKEHOLDERS

- Project Manager: Town of Versailles, Roxanne Meyer
- Project Manager: Main Street Versailles- Holly Wehr
- Main Street Versailles – collaborators and volunteers, funding
- Randall Miller, Town of Versailles Superintendent of Streets & Utilities – collaborator
- Versailles Tyson Fund – funding
- Terri Trowbridge, representing Ripley County Tourism – collaborator, volunteer and possible funding
- Jeff Hafft Construction – In-Kind contributions and collaborator
- Maxwell Construction – collaborator
- South Ripley High School Art Club – Mathew Gadberry, Art Teacher – collaborator and In-Kind contributor

BENCHMARK/MODEL

We have visited and viewed pictures of many Pocket Parks, but our goal is for our community to "own" this one. To that end, Main Street Versailles conducted an "I Wish this Was..." campaign to gather ideas and gain community buy-in. We have incorporated the top desires in our plan. This space is for the community and their buy-in is crucial for the park's development and success.

KPIs

Number of visitors & bike rentals

Bob Jenkins Mural | 1 Year

The Bob Jenkins mural will be a tourism attraction of living history. Painted on Woodruff's Supermarket, in the heart of downtown Liberty, the Union County native Bob Jenkins was known as the "voice of the Indy 500."

The mural would be approximately 50 feet by 20 feet. Celebrating a local legend, the mural will depict his passion for racing and his ability to inspire community youth through hard work, kindness, and persistence.

Benchmark/Model

- Reggie Miller mural, Indianapolis.
- John Mellencamp, Seymour Indiana.
- Many in Richmond IN.

Financial Overview

- Total Project Cost: \$30,000
- Private Sector: \$24,000
- READI: \$6,000



SUSTAINABILITY

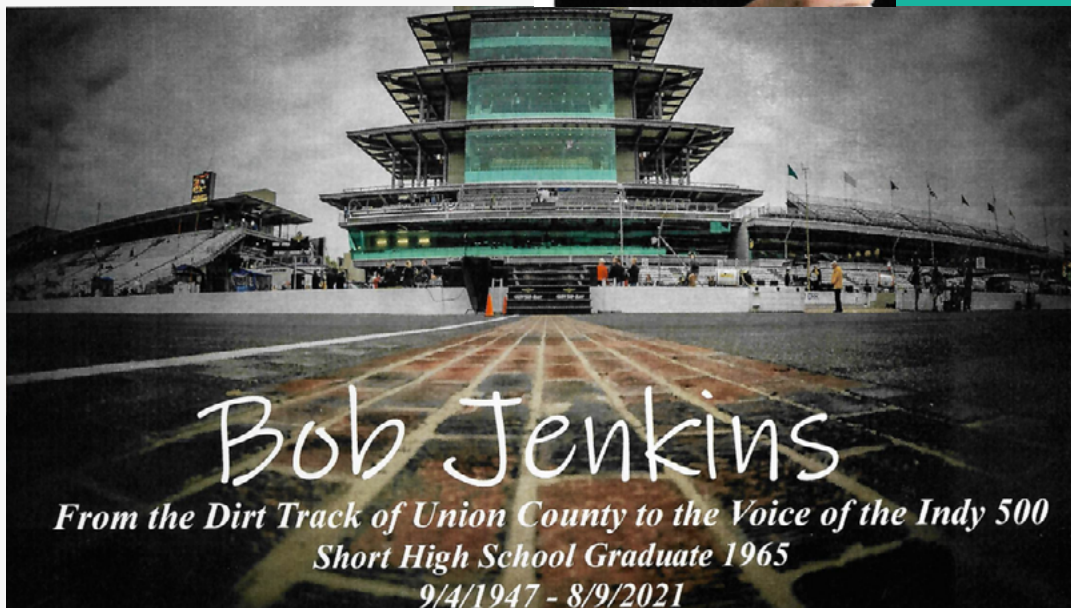
The viability of this project lies in its requirement of a one-time-only investment. Once funds have been raised, project results will be enjoyed Union County residents and tourists for years.

ALIGNMENT

- This project will be a part of the "regional mural trail map".
- Mural showcases history, talent and hard work of the community and region
- This project features heavy private investment from local and state businesses: brings about large, positive spotlight and opportunities for further enhancements of quality of life

STAKEHOLDERS

- Kettler Motors
- Area businesses
- Union County Development Corporation
- Union County Foundation
- Collaboration with individuals at Indy 500



Ohio County Pavilion & Pop-up Project | 1 Year

Ohio County Tourism, Inc. is offering Community Space to attract tourists/engage locals by providing space for selling/information/events. Artists/craftsmen are encouraged to participate and educate the public on their mediums. The space is also used for the Farmer's Market and an area where existing County businesses (or those that serve Ohio Countians) can promote their businesses through "Promotion Under the Pavilion" during the occasional food truck visit. The pop-up shops will help provide (well-needed) additional retail while allowing entrepreneurs/artists/craftsmen the chance to get a feel for running their own storefront without the financial and long-term commitment. Artists can also educate the public on their mediums while in-house.

This project is a win-win for Rising Sun/Ohio County and our area. Offering this Community Space gives locals a sense of unity and community pride. It is a draw for tourists who may find our brick & mortar shops are closed. The chalets will be available to entrepreneurs regardless to age/race/disability. For low-income individuals who can't afford the minimal rent (to help cover electric), a program will be put into place whereas a person can work within the area in lieu of paying rent. .

Financial Overview

- Total Project Cost: \$173,715
- Private Sector: \$20,000
- Public Sector: \$118,972
- READI: \$34,743
- Tourism has been executing this project in stages, making sure they could fund the remaining balance of each facet should we not secure grant money or private funding.
- The Ohio County Community Foundation has granted us \$5000 for the purchase of two chalets for the pop-up shops with an additional \$5000 for the Pavilion. The Indiana Arts Commission awarded a \$4000 Project Grant and included an extra \$1000 because it was deemed an "innovative" project.

SUSTAINABILITY

Ohio County Tourism will spearhead the activities for both the pavilion and the pop-up shops. This will include scheduling in advance of future events and projects that will increase the visibility and the popularity of the location to make it a community space. These ongoing events will be part of the mission of our agency.

ALIGNMENT

This project touches on many priorities of our region--attracting tourism and talent, producing entrepreneurs and utilizing our area for a community or gathering space. We want Rising Sun to help attract new residents as our age demographic is becoming older and school enrollment is dropping. For Rising Sun in particular, the number of small businesses on Main Street is getting fewer as time goes by. It's hard to promote tourism when there is very little for people to see and do. We also see a problem with community pride that needs to be addressed.

STAKEHOLDERS

- Ohio County Tourism, Inc.

BENCHMARK/MODEL

We have researched the (award-winning) People's Gas Holiday Market in Pittsburgh and Tionesta Market Village in Tionesta, PA.



Milan Basketball District Light Project | 1-3 Year

This project will fund the installment of decorative old-style streetlights with globes resembling basketballs. The project will define Milan's developing basketball district in Milan's historic downtown. The district will encompass the district's campus of buildings including the Milan '54 Hoosiers Museum, the Nichols Barbershop, Legend's Square and the Milan '54 Events Center. All of this will be set along beautiful streetscapes.

The Indiana Department of Tourism and Indiana Main Street both have data that shows an enhanced downtown provides a sense of community pride, reflects upon the self image of the community and attracts visitors.

Tourism and economic development are important components in the regional vision as well as talent attraction, arts and culture and the quality of life. What we have in Milan is unique in the United States. We have something that people are willing to travel 100's of miles to experience, the "Milan Miracle." We want to greatly expand on that advantage to the benefit of the Milan community and southeastern Indiana.

The "Milan Miracle" provides a unique attraction to visitors of south eastern Indiana. Milan 54, Inc. plans to work in cooperation with the Rising Star Resort and Hollywood Casino to provide a unique travel experience that includes gaming, lodging and a special Indiana historic basketball experience at the heart of "Hoosier Hysteria." We will be targeting tour groups and tour buses especially.

Financial Overview

- Total Project Cost: \$358,281
(Phase 1: \$113,117, Phase 2: \$245,164)
- Public Sector: \$13,000
- Private: \$7,187
- READI: \$71,656
- Rising Sun Regional Foundation: Provided \$7,187.00 towards the underground infrastructure already installed for the lights in Phase One.
- We will do a "Pay as you go" financial plan. Milan 54 Inc. has been very good at using this strategy in constructing the Milan '54 Hoosiers Museum, obtaining the museum's collections and rehabilitating the Nichols Barbershop. This approach will eliminate financing costs and eliminate financial strain on existing operating financial budgets for the Town and the Museum.

SUSTAINABILITY

The Town of Milan will pay for the electricity required to run the lights. We estimate using modern LED light fixtures that the annual expense of providing electricity to be \$2,400.00. We expect that this expense will eventually be offset partially by an increase in sales tax revenue from increased tourism.

ALIGNMENT

Indiana Tourism

STAKEHOLDERS

- Timothy Molinari - Milan 54 Inc.
- Deb Shumate - Milan Town Board
- Doug Price - Town of Milan
- Rising Sun Regional Foundation
- Town of Milan
- Milan 54, Inc.

BENCHMARK/MODEL

Yes all across America many communities use decorative lighting to define and add distinction to their districts. In Indiana communities outside our region do the same such as Shelbyville, Indianapolis's various special districts, French Lick / West Baden and Carmel.

KPIs

Tangible measurements can be realized by the additional visitors that visit the Milan '54 Hoosiers Museum.



HWY 50/101 Connector – Corridor/Gateway Project | 1-3 Year

This project will provide lighting, safety, security, access, beautification, wayfinding, and additional infrastructure improvements to a four-lane, limited-access, fenced transportation corridor. The Town of Dillsboro US Highway 50 corridor will be the first completed section of the 101 Connector between I-74 and I-71. The project will include funding for maintenance of blighted rights-of-way, and land-locked properties will be made accessible for future development. In doing so, transportation throughout the region will be improved, increasing opportunities for residents within the region and attracting new talent to the area.

The Town of Dillsboro US Highway 50 corridor will be the first completed section of the 101 Connector between I-74 and I-71. The INDOT resurfacing project concluded in 2020. The J-turn project is presently in final engineering which will include the lighting, and pedestrian walkways along the corridor. The 101 Connector will include Ripley, Dearborn, Ohio and Switzerland counties.

Dearborn County Data Snapshot produced by Purdue University; Dillsboro Impact Main Street Market Analysis managed by Ball State University Indiana Communities Institute and with support from the Center for Business and Economic Research; Dearborn County Housing Market Analysis & Action Plan; One Dearborn County Regional Economic Development Action Plan; Dillsboro Downtown Revitalization Plan; Comprehensive Plan for the Town of Dillsboro 2007 & Update 2014

Key Performance Indicators

Key performance indicators for this project will be population trends, school enrollment, property values, new housing and business development, construction projects, crash data, utility customers, and new sites for business attraction.

Benchmark/Model

- I-65 and IN 46 NW Columbus, IN
- US 31 - Franklin, IN

Financial Overview

- Total Project Cost: \$1,844,968
- Private Sector: \$10,250,000
- Public Sector: \$152,745 (INDOT \$79,100, Town of Dillsboro \$69,645, Dillsboro Utilities: \$4,000)
- READI: \$341,545

SUSTAINABILITY

Once the initial lighting, security and beautification is complete, the Town maintenance department will keep the right of ways mowed and maintained. As properties are developed, frontage roads will be built by developers to municipal specifications and then placed in the Town inventories of streets for maintenance. Volunteers from Dillsboro Main Street will oversee the plantings.

ALIGNMENT

- INDOT J-Turn Project - Dillsboro/101 Connector
- Dearborn County Regional Economic Development Plan
- Dillsboro Comprehensive Plan
- Downtown Revitalization Plan
- Dearborn County Data Snapshot
- Dillsboro Impact Main Street Market Analysis
- Dearborn County Housing Market Analysis & Action Plan
- One Dearborn County Regional Economic Development Action Plan

STAKEHOLDERS

- INDOT - collaborator, in-kind
- SEI Communications – collaborator
- Dillsboro Police Department - funding, collaborator, volunteer
- Dillsboro Main Street - collaborator, volunteer
- Town of Dillsboro - collaborator, funding, in-kind
- Dillsboro Utilities - collaborator, funding, in-kind
- Dillsboro Beautification - collaborator, volunteer
- Dillsboro Arts - collaborator, volunteer
- Navigate Tomorrow - volunteer, collaborator
- Blue Willow House - collaborator, volunteer

UC Nature Park | 3-5 Years

This project will support the building of an urban nature park with amenities for ADA compliance, composting toilet and bathroom, safer entry for the road and multiple recreational structures such as a playground, basketball and pickle ball courts, amphitheater, greenhouse dog park, gardens, solar energy sources, ADA compliant walking trails, and basic infrastructure for utilities. Possible restructuring of current buildings to be utilized as childcare.

Short term milestone would be to have 3 projects done per year. Basketball court and bathrooms and utilities done by summer of 2022. Long term timeline of 5-10 years having the projects completed.

Key Performance Indicators

The Union County Parks Department will use community and regional surveys, attendance counts, and community interaction measurements to measure project success.

Financial Overview

Sources	
Yearly county budget from EDIT funds	\$ 154,000.00
DNR grant	\$ 400,000.00
Pollinator field grant	\$ 20,000.00
Trails grant / IDEM/ other grants	\$ 200,000.00
In Kind Private donations/volunteered work	\$ 37,000.00
Private donation towards basketball course	\$ 33,528.00
READI (20%)	\$ 211,132.00
Project Budget	\$ 1,055,660.00

- We currently have a yearly budget, as well as a 200K reimbursable matching grant. We are completing this project by project as it is funded, and we are given a yearly budget locally to fund the maintaining of the current projects completed.

SUSTAINABILITY

Local budget allocations will be used for park maintenance, parks caretaker or employees to oversee upkeep, continued grant funding for new projects and sustaining completed infrastructure. Compostable toilets will run off of solar to protect earth resources, as will other buildings these items will help to offset local funding.

ALIGNMENT

- The project improves many aspects of local quality of place and life: the first free, public park in Liberty
- This will also address local childcare needs by offering programming.
- Long-term vision is to connect this park with the Whitewater State Park via walking and bike trail
- The park will be a new multi-use outdoor venue, with opportunities for events, festivals, and community engagement

STAKEHOLDERS

- Local government agencies
- Union County Foundation
- Union County Development Corporation
- Various county volunteers and participants



QUALITY HEALTH, SAFETY, & SOCIAL SERVICES

WELLNESS THROUGH RECREATION - Invest in recreational opportunities to support both resident and visitor interests.

Recreational assets are the cornerstone of a happy and healthy community. Mental and physical wellness are enhanced by recreation. Southeast Indiana's natural beauty provides the backdrop for a community poised to leverage existing assets to transform into a region where residents live, work, and play among the regional trails, outdoor spaces, and recreational amenities.

These are the same assets that attract talent and visitors. The region should focus investment to enhance diverse recreational opportunities in a region already rich in natural treasures.

In community workshops, residents acknowledged that enjoyable, inclusive recreational spaces are immensely important for population growth. Young professionals care deeply about the resources available for leisure, and many community members proposed projects that aim to expand access to high-quality recreational spaces. Community stakeholders pointed to recreational amenities when discussing activities for the region's youth as well as young families.

Trails are particularly important among recreational assets, providing access to all individuals regardless of socioeconomic status. Some trails have made a concerted effort toward inclusivity by offering options accessible for different abilities.

The following projects support this strategy:

- Versailles Pedestrian/Bike Trails Extension
- Dearborn County Trails Projects
- All Aspects of Health/Wellness on the Trail
- City of Aurora Family Aquatic Center
- Greendale Sports & Entertainment Project

SEI READI is considering additional projects to support this strategy, such as:

- Whitewater Valley Recreation Complex
- Brookville Pickleball Courts Renovation
- Northern Dearborn County Trails

Versailles Pedestrian/Bike Trails Extension | 1-3 Years

This Pedestrian/Bike Trails project would extend the Town of Versailles' trails by approximately 9 miles and connect the existing trail at the Tyson Memorial Sports Complex to other areas of the Town of Versailles. The connections will include 4 schools, 2 local parks and the Versailles State Park and Mountain Bike Trails that are currently being extended to connect with the Osgood Trails as part of the DNR Next Level Trails program. The Trails will also connect to the Historic Courthouse Square and many businesses and services. The combination of on-road and off-road trails will offer users of all ages beautiful scenic views that include historic structures, natural wildlife habitats, and a large lake and dam. Locally, it will provide opportunities for our community to embrace a healthy lifestyle on the trails which wind through several local county roads. We believe the trails will be embraced by our community as well as those that live in rural areas that surround Versailles. It is a well-known fact that millennials want a variety of activities to do as individuals and with their young families. Through this project, we hope to not only attract visitors, but also to entice our community's young people, including recent college graduates, to make their homes in the Southeast Region which offers many options for pedestrians and bikers. This Trails expansion project offers users the opportunity to explore the natural beauty and wildlife of the region.

Key Performance Indicators

We will measure the project's success via Facebook and/or other social media surveys. The results will be compared to the initial survey results.

Benchmark/Model

The Historic Greenway Trails in Franklin, Indiana connect historic downtown Franklin with area schools, neighborhoods, and parks.

Financial Overview

- Total Project Cost: \$4,271,004
- Public: \$100,000
- READI: \$1,067,751
- The Town of Versailles has pledged \$100,000 towards the project. Private funding is being sought from the Rising Sun Regional Foundation, Ripley County Community Foundation, Southeastern Indiana REMC, and the Versailles Tyson Fund. Most property owners involved with this project are expected to donate their property easements.

SUSTAINABILITY

Town of Versailles will create a Trails Fund as part of our yearly budget to secure funds to perform regular maintenance on trails that are on Town property and easements. Town will need to work with INDOT and the Ripley County Commissioners to secure maintenance funding for trails that are on US 50, US 421 and State Road 129 and county roads.

ALIGNMENT

- SEI READI Goals:
- Versailles Safe Routes to School Comprehensive Plan, 2014
- Indiana Economic Development Corporation's goals for quality of life, quality of place, and talent attraction.
- Indiana's State Health Improvement Plan 2018-2021, Flagship Priority 3: Reduce Chronic Disease Goal 2: Increase opportunities for active living.
- Town of Versailles Visitor Attraction
- Main Street Versailles: Visitor Attraction

STAKEHOLDERS

- Main Street Versailles – Collaborators, volunteers, possible funding
- Randall Miller, Town of Versailles – Collaborator
- Jeff French Surveying – In-kind, collaborator, volunteer
- Versailles Tyson Fund – Funding
- Holly Wehr, President, Main Street Versailles – Collaborator, volunteer
- Ripley County Commissioners – In-kind and collaborators
- Steve Mathes – Collaborator and volunteer
- Jerry Wilson – Collaborator and volunteer
- Terri Trowbridge, Ripley County Tourism – Collaborator, volunteer, possible funding
- Rob Moorhead, South Ripley Schools – Collaborator, In-kind, volunteer
- o Tim Weber, representing SIMBA – Collaborator and Funding

Dearborn County Trails Project | 3-5 Years

This project will fund fourteen trail projects within Dearborn County and its various communities. Collectively, these projects provide the potential for trail connectivity between many of Dearborn County's most populated areas. Some projects provide for future connectivity to neighboring counties or states. Overall, these trail projects will improve the quality of life of residents within the region increasing connectivity and expanding the areas in which they recreate.

These projects should assist in population growth, drawing more people to the region and capitalizing on the growth around the Cincinnati Airport and the North American Amazon Hub—and the businesses that are looking to locate in or near this area as well as Greater Cincinnati and the area between this region as well as Indianapolis Metropolitan region.

Like residents, entrepreneurs will benefit from a higher quality of life of the region, enhanced infrastructure and services, increased connectivity and vitality, a healthier environment, and a better business climate.

Some of these projects highlights our access to the Ohio River, the Whitewater River, and other water bodies. Others will highlight our environmental assets (such as the Oxbow Conservancy area), our scenic hills and valleys, our agricultural resources, etc.

Financial Overview

- Total Project Budget: \$29,550,000
- Public Sector: \$1,917,300
- READI: \$5,910,000
- 20% local match with public funding
- These projects are all in the 2050 OKI Transportation Plan for Dearborn County and its communities. These projects will require a 20% local match for Federal and State funds directed to pay for these projects. For local matches, these monies can come from general budgeting and / or from monies directed from other grants, redevelopment commission monies, etc. It is anticipated that private funding can / will also be leveraged, particularly for trail projects.

SUSTAINABILITY

The unit of government associated with each project will be responsible for maintenance, unless or until there is a non-profit entity involved for certain projects.

ALIGNMENT

- Tri-State Trails
- Dearborn Trail Feasibility Analysis, 2015
- One Dearborn Trails Report 2020
- Dearborn & Franklin Counties Regional Economic Development Strategic Plan, 2020
- Dearborn County Comp Plan Update 2021
- Greendale Comprehensive Plan

STAKEHOLDERS

- Indiana Dept. of Transportation (INDOT)
- OKI Regional Council of Governments
- Redevelopment Commissions for Dearborn County, Aurora, Greendale, Lawrenceburg
- Dearborn County Chamber of Commerce
- Dearborn County Convention, Visitor & Tourism Bureau
- St. Elizabeth Healthcare

BENCHMARKS & KPIs

As these projects are all different—though some are similar in nature—their KPIs and Benchmarks will vary; however, some will include expected impact to traffic counts, levels of service, tracking of safety and accident rates, and estimated economic impacts (particularly those involving trail projects and / or projects involving transit or increased road capacities or efficiency improvements).

All Aspects of Health and Wellness on the Trail |

2-3 Years

The Margaret Mary Health Campus has a walking trail that is utilized by the local communities adjacent to the Physician Center a park and behind the Cancer Center; this trail is on the edge of Ripley and Franklin counties. This project would enhance the trail to cover all aspects of health – both mental and physical. The project will add exercise equipment to the trail and will also encompass the addition of a memory garden. Both the exercise equipment (physical health) and the memory garden (mental health) will be open to the public for use. We believe that this area will impact every area of the region – first of all through quality health and an attraction that people will use – enhancing the quality of place. Already speaking to fitness experts, they are excited about the enhancement of the trail and the ability to have workout equipment along the trail. Then, speaking to Hospice nurses and patients, as well as mothers of infant loss, the impact of having a space to memorialize loss can be a huge part of the grieving process. Mental health is just as important as physical health and showing the communities the importance of this can be a model for future growth in the community. While it would be hard to project population growth, the fact is that this project would definitely enhance the quality of place and more importantly, the quality of life and people living here. The garden is expected to have the sculpture of the “Angel of Hope,” a beautiful piece of artwork that is only in seven cities of the state of Indiana. We are excited about this project and are grateful for the opportunity to achieve some funding towards the project – we believe that in order to have economic growth we must focus on quality of life – physical and mental health being the main focus.

Key Performance Indicators

As the hospital continues to do the Community Health Needs Assessment every three years, we will use our targets. The Community Health Needs Assessment can be located here Community Health Assessment | Margaret Mary Health (mmhealth.org) - we will use both physical fitness / obesity rates as well as mental health KPI's in order to ensure the success of the project.

Financial Overview

- Total Project Cost: \$400,000
- Private Sector: \$320,000
- READI: \$80,000
- This project has widespread public and private support.

SUSTAINABILITY

The hospital grounds and building crew is aware of the projects, are supportive, and feel that they have the personnel to keep up with the maintenance of the garden. Outdoor weight room and exercise equipment will be purchased and maintained, as well.

ALIGNMENT

Margaret Mary Health completes a Community Health Needs Assessment every 3 years which encompasses the needs of the service area. The Margaret Mary Health's Service Area includes Ripley, Franklin, and parts of Dearborn County. In this needs assessment, it was noted that 47.8% of Franklin County is obese, 33.7% of Ripley County – making 38.4% of the Margaret Mary Health Service Area obese. The state average is 34.1%.

STAKEHOLDERS

Through working with the hospital's OB department, the Foundation has made many connections and continues to get feedback from families who have experienced infant-loss; we will continue building these relationships. Additionally, the hospital is working with the Hospice Department to gain buy-in for the memory garden. Following the implementation of the garden (2021-2022 primary focus), the Hospital will work with Community Health and develop the wellness program for the trail that will focus on Physical Wellness; additional equipment will be added.

City of Aurora Family Aquatic Center | 1 Year

- The Aurora Pool project is a reconstruction of the old city pool. The new pool will be larger with amenities and will feature lap lanes to host outdoor, swimming competitions and other aquatic amenities. The project is intended to serve as an anchor for the Aurora City Park and to spark revitalization of the Northside Neighborhood. The pool is also in close proximity to the Aurora Recreation and Community Center (ARCC) and will provide for programming activities with a focus on health and wellness. It is hoped that about a dozen homes / residential structures are built in the northside neighborhood in the coming years as people demand to live near these types of amenities. This will help rebuild the neighborhood and encourage existing property owners to reinvest in their properties and improve the overall property values.

Financial Overview

- Total Project Budget: \$4,500,000
- Private Sector: \$70,000
- Public Sector: \$2,500,000
- READI: \$500,000

SUSTAINABILITY

The facility will have a greater focus on programming than the previous pool, which will help generate revenue and establish more of a community asset. The project will continue to be a debt service in the City's budget.

ALIGNMENT

The project will improve the quality of place and make for a more attractive community. The project is intended to improve talent attraction and retention by providing improved quality of place and by placing more focus on community health and wellness.

STAKEHOLDERS

- City of Aurora
- City Manager
- Director of Parks and Recreation

KPIs

The number of housing units in the neighborhood, property valuations, school enrollment, and direct revenue generated from the project.

Greendale Sports & Entertainment Project | 3 Years

An existing 90,000 square foot building in City of Greendale would be repurposed as a new, regionally drawing sports and entertainment complex. Preliminary design for this indoor sports center includes four hardwood basketball courts, three volleyball courts, and a sports therapy and physical wellness clinic. Through an arrangement with the Greendale Redevelopment Commission, the private developer would have an option to acquire this existing building through lease purchase. This project would be Phase 1 of a larger Greendale Sports & Entertainment Complex project revitalizing an adjacent, 50-acre blighted property in the City of Greendale with additional outdoor athletic fields allowing for additional regional tournament draw. A Financial & Economic Analysis for this Phase 1 project by Victus Advisors (completed September 2021) shows this complex could host 25 annual sports tournaments drawing an estimated 566,000 visitors (83% out-of-town). The analysis also showed estimated net new direct spending of \$25.6 million by visitors, total direct and indirect economic output of \$39.4 million, and support of 629 full-time and part-time jobs.

Financial Overview

- Total Project Cost: \$14,518,000
- Total Public Sector Funding: \$118,000
- Total Private Sector Funding: \$13,000,000
- READI Request: \$1,271,660
- Budget allocations, Tax Increment Financing (TIF), Grant, Bond, Discount (Building);
- Other: In-kind (building discount), Private sponsorship of project
- Building value: \$6,800,000 (discounted lease purchase value of \$1,000,000)
- Necessary building upgrades: \$7,200,000
- Private developer to reach lease/purchase arrangement on existing building.

SUSTAINABILITY

Tournament and user rental fees; space lease of health and wellness area; concession and merchandise sales; sponsorships; and advertising revenue

ALIGNMENT

Quality of Place and Quality of Life, Tourism, Health & Wellness, Revitalization or Redevelopment, and Talent Attraction priorities of IEDC

STAKEHOLDERS

Greendale Redevelopment Commission (funding, in-kind, volunteer, collaborator); City of Greendale (funding, in-kind, volunteer, collaborator); Penn National Gaming (collaborator, funding); St. Elizabeth Healthcare (collaborator, funding); Dearborn County Convention Visitor Tourism Bureau (collaborator); Veridus Group (collaborator); Victus Advisors (collaborator); One Dearborn (collaborator); Indiana Destination Development Corporation (funding, collaborator); Indiana Economic Development Corporation (funding, collaborator); various surrounding communities which stand to benefit from this regional project; outside operators and developers to build and manage the facility.

Sources		Uses/Revenue	
Private Sector	\$13,000,000	Rental income	\$959,000
Public Sector	\$118,000	Programming	\$232,000
Building Purchase	\$6,800,000	Concessions & Merchandise	\$272,000
Building Discount	(\$1,000,000)	Parking fees	\$340,000
Building Upgrades	\$7,200,000	Advertising & Sponsorship	\$71,000
READI	\$1,271,660		
Total	\$14,518,000	Total Revenue	\$1,894,000

QUALITY HEALTH, SAFETY, & SOCIAL SERVICES

SAFETY & SOCIAL SERVICES - Invest in programs and resources that improve safety and social services for the region.

This strategy will assist Southeast Indiana in retaining safety as a top priority. When residents described their communities in SEI READI community workshops, they used the word “safe.” There are areas within the region that need resources to ensure emergency services are readily available to citizens.

If citizens do not have help and are not healthy enough to work and contribute to society, then a community’s overall vitality, productivity, and ability to succeed suffer. Overcrowded and poor living conditions of those greatly impacted by social determinants of health are unsafe and contribute to the spread of airborne diseases such as tuberculosis or the current COVID-19 pandemic.

A one-stop-shop for resources in the region could connect citizens to critical services needed for their safety, health, and wellness.

The following projects support this strategy:

- Town of Holton Storm Shelter Project
- Regional Resource Center

Town of Holton Storm Shelter | 1-3 Years

The project involves the construction of a 2,056 SF underground storm shelter that will be located on the south side (back) of the Otter Creek Township Volunteer Fire Department that was newly constructed in 2019-2020. The interior of the storm shelter will include an open-shelter area, men's and women's handicapped accessible restrooms, and mechanical room. The overall storm shelter including the restrooms and mechanical room will consist of concrete walls, floor, and ceilings. Holton has a history of tornado activity. On 4/9/1999 a tornado hit the Holton area that resulted in \$1.4 million in damages and two injuries. On 7/30/2004 another tornado hit that destroyed one home, one mobile home, and two small planes, resulting in \$465,000 in damages. Finally, on 3/2/2012, an F4 tornado directly hit the Town, causing three deaths, five injuries, and \$900,000 in reported damages.

Sustainability

The goal is to set up an endowment at the Ripley County Community Foundation (where private donations will be accepted). The annual proceeds from the endowment will be used to fund the annual operations and maintenance of the shelter since the Fire Department and Town operate in limited budgets.

Financial Overview

- Total Project Cost: \$328,860
- Private Sector: \$104,715
- Public Sector: \$224,145
- READI: \$50,000
- FEMA and the Indiana Department of Homeland Security have collectively promised \$224,145. Additionally, The Holton Long-Term Recovery Committee and Ripley County Community Foundation can contribute \$74,715. Catholic Charities could provide the additional \$30,000 required to carry out the project if the funding is not earned elsewhere.

ALIGNMENT

- Indiana Economic Development Corporation's goal for quality of life
- Ripley County Multi-Hazard Mitigation Plan
- Southeast Indiana Comprehensive Economic Development Strategy
- Indiana Department of Homeland Security Annual Report

STAKEHOLDERS

- Town of Holton – serving as the grantee for the FEMA grant to construct the storm shelter. May also provide future funding to operate and maintain the shelter.
- Otter Creek Township VFD – providing the site for the storm shelter. Will work with Town to operate the shelter.
- Holton Storm Long-term Recovery Committee – assisting with the development of the project, assisting with a portion of the matching funds (\$74,715) held at the Ripley County Community Foundation.
- Ripley County Community Foundation – holding funds donated after the 3/12/2012 tornado, assisting Holton with the project and helping obtain additional funding.
- Catholic Charities Disaster Preparedness & Response – may provide funding, provided immediate needs to community residents after the 3/2/2012 tornado.
- Otter Creek Township Trustee – provides input/potential funding for shelter operations.
- FPBH, Inc. Project Architect that prepared the preliminary design and cost estimate. They will also oversee the bidding and construction process.
- Southeastern Indiana Regional Planning Commission - will serve as the Project Manager and administer any grant funding, including the FEMA grant that has recently been awarded.

Regional Resource Center| 3-5 Years

The proposed project for the Southeast Indiana (SEI) Regional Economic Acceleration & Development Initiative (READI) is a Regional Resource Center located at the current St. Elizabeth Healthcare Dearborn facility in Lawrenceburg, Indiana. The Southeast Indiana Regional Resource Center will serve the Dearborn, Franklin, Ohio, Ripley, Switzerland, and Union counties. The Resource Center would include social services, community services, and health care services in a destination hub location. This will improve the quality of life for people living in these communities with easy access to much needed services in a single facility. There is a Batesville Community Resource Center. The services provided at that facility will be used as a model for the Regional Resource Center. Lack of access to services and care not only affects the individual, but it has long term effects on the community and the workforce as well. A community is only as healthy as its citizens. If citizens do not have help and are not healthy enough to work and contribute to society, a community's overall vitality, productivity, and ability to succeed suffer. Overcrowded and poor living conditions of those most greatly impacted by social determinants of health contribute to the spread of airborne diseases such as tuberculosis or the current COVID-19 pandemic. Additionally, access to healthcare is extremely important at this time because of COVID-19. Further, financial resources and transportation are being affected by rising levels of unemployment that are a consequent of the pandemic.

Financial Overview

- Total Project Budget: \$9,586,500
- Private Sector: \$7,511,500
- READI: \$2,075,000
- St. Elizabeth Healthcare will use the awarded grant funds, community philanthropy, and internal facility operational resources to cover the costs of the building renovation for the purpose of the Regional Resource Center.

SUSTAINABILITY

Once the renovation construction is complete and the agencies are provided services in the new Regional Resource Center, the project will be sustained through general operation of the agencies. St. Elizabeth Healthcare will work with the agencies to seek long-term funding through philanthropy and other service reimbursement.

ALIGNMENT

- Southeastern Indiana Regional Planning Commission
- READI Quality of Life, Quality of Place, and Quality of Opportunity

STAKEHOLDERS

- Primary Contact: Chris Carle, President/CEO-SEPN, Sr. VP-Business Health/COO Dearborn;
- Secondary Contact: Ami Brown, M.Ed., CFRE, Director, Grant Sponsored Programs;
- Municipalities, including Dearborn County, Franklin County, Ripley County, Ohio County, Switzerland County, Union County

BENCHMARKS/MODELS

There is a Batesville Community Resource Center. The services provided at that facility will be used as a model for the Regional Resource Center.

KPIs

The key performance indicators include the completion of the pre-construction planning and design process, final design for renovation of the Regional Resource Center, and the completed renovation of the building.

QUALITY HEALTH, SAFETY, & SOCIAL SERVICES

HEALTHCARE - Expand quality healthcare and specialized treatment options throughout the region.

Bringing new and needed hospital health services closer to Hoosiers will eliminate the need to travel out-of-state for treatment, especially specialized care. A need for more substance abuse and mental health resources is also critical for Southeast Indiana to improve the overall health and wellness throughout the region.

When reviewing the Indiana State Health assessment plan, these projects strongly align and support the State's goal of building the capacity of local health departments, the public health workforce, and community partners to provide quality public health services.

One major healthcare concern in our community are chronic diseases. On the State level cancer is the leading cause of death in 2016 for Hispanics (185) and the second leading cause of death for White (12,730) and Black (1,049) citizens of Indiana. Drug overdose and opioid-related deaths in Indiana during 2016 was 1,518. This is an increase of 725% when compared to 1999 deaths. Part of the 2018-2021 Indiana State Health Assessment and improvement plan was to increase the number of healthcare providers with expertise in recovery and recovery counseling, which is the goal of the Care Recovery Hub.

The following projects support this strategy:

- Cancer Center
- Care Recovery Hub

Cancer Center | 3 Years

The proposed project for the Southeast Indiana (SEI) Regional Economic Acceleration & Development Initiative (READI) is the new St. Elizabeth Healthcare Cancer Center in Greendale, Indiana. The Cancer Center will serve the Dearborn, Franklin, Ohio, Ripley, Switzerland, and Union counties. The Cancer Center will provide cancer screening, diagnosis, and treatment services in one centrally located building. This will improve the quality of life for people living in these communities with easy access to life-saving cancer detection and treatment services. The diagnosis of cancer is devastating for that person and their loved ones. The person not only has to deal with their emotions but also how to handle their treatment. This is very daunting and stressful. The extended travel to reach care further complicates the burden faced by cancer patients in Southeast Indiana. According to the National Cancer Institute, Indiana (459.3) as a whole has a higher cancer incidence rate per 100,000 than the U.S. (448.7). Two counties in the region (Dearborn – 515.2 and Union – 460.1) have a higher incidence of cancer than the state and the nation. The mortality statistics per 100,000 are worse with all six counties (Dearborn – 192.5, Franklin – 181.7, Ohio – 168.3, Ripley – 187.7, Switzerland – 210.2, and Union – 169.8) having a higher cancer mortality rate compared to the nation (155.5) and four of the counties having a higher rate than the state (172.9). Because of these grave statistics, St. Elizabeth Healthcare is building the Cancer Center to address the needs of the community.

Financial Overview

- Total Project Cost: \$5,600,000
- Private Sector: \$3,000,000
- Public Sector: \$994,000
- READI: \$886,200
- St. Elizabeth Healthcare will use the awarded grant funds, community philanthropy, and internal operational resources to cover the costs of building the new Cancer Center.

SUSTAINABILITY

Once the Cancer Center building construction is complete, earned revenue through patient care reimbursement will support the continued ongoing operations of the Center.

ALIGNMENT

- Southeastern Indiana Regional Planning Commission
- IEDC READI Quality of Life, Quality of Place, and Quality of Opportunity

STAKEHOLDERS

- Primary Contact: Carri Chandler, VP, Foundation
- Secondary Contact: Ami Brown, M.Ed., CFRE, Director, Grant Sponsored Programs;
- City of Greendale
- City of Lawrenceburg
- Town of Dillsboro
- Town of Sunman

BENCHMARKS/MODELS

St. Elizabeth Healthcare Cancer Center in Edgewood, Kentucky. This facility opened in October of 2020. It is six stories and 186,000 square feet. The building houses 650 associates with hundreds of new associates added at the time of opening. Through the Cancer Center, St. Elizabeth's lung cancer program has impressively evolved, due in large part to an increased number of screenings, improved medical and surgical options, and clinical trials.

KPIs

The key performance indicators include the completion of the construction of the building, hiring and training associates, and opening the Cancer Center.

CARE Recovery Hub | 3-5 Years

The CARE Recovery Hub project seeks to rehabilitate an existing professional building into a regional community gathering space for regional organizations to utilize as a regional support asset for individuals and families dealing with substance abuse recovery efforts.

"One of the biggest goals of the CARE Initiative is to open a substance use recovery hub, a physical space for a multitude of community resources, programs and agencies to be house together in. A Recovery Hub will expand our ability to connect individuals with mental health and substance use disorders to treatment and recovery supports through Certified Peer Recovery Coaches and a variety of other providers." Jodi Alexander One Community One Family.

The CARE Recovery Hub will address an interior and exterior building assessment with highest and best facility usage layout for a multitude of organizational uses, while maintaining an achievable revenue stream to help with building maintenance, utilities, and insurance.

The CARE (Community Action Recovery Effort) Initiative has had transformational success by enabling a diverse group of community stakeholders to collaborate to support community wellness and ensure a recovery ready community workforce. Community is how recovery thrives. The CARE Recovery Hub will be a tremendous asset for individuals and families in recovery stages to have available resources and opportunities to succeed.

Sustainability

Following CARE Recovery Hub project launch there is immediate interest and support of non-profit agencies actively utilizing the community resource for substance abuse recovery efforts, training, and programs.

Financial Overview

- Total Project Budget: \$802,690
- Private Sector: \$214,000
- Public Sector: \$387,508
- READI: \$247,254

ALIGNMENT

The CARE initiative has grown to more than 150 individuals/organizations participating in work groups, training outlets, quarterly meetings, and/or lunch and learn events.

STAKEHOLDERS

- Mayor Kelly Mollaun, City of Lawrenceburg
- Mayor Alan Weiss, City of Greendale
- Mayor Mark Drury, City of Aurora
- Commissioner Jim Thatcher, Dearborn County
- Jodi Alexander, Ex. Director One Community One Family
- Partners actively involved in supporting the CARE Work Groups and for CARE Recovery Hub: City of Lawrenceburg, Lawrenceburg Police Dept., Dearborn County Court Services,
- Dearborn County Superior Court II, Dearborn County Prosecutor's Office, Community Mental Health Center, Choices Coordinated Care Solutions, Groups Recover Together
- East Indiana Treatment Center, 1Voice, Inc., Bridges Counseling, Oxford House,
- YES Home, SIEOC, Highpoint Health, Indiana Assoc. of Peer Recovery Support Services,
- Dept. of Child Services, United Way of Greater Cincinnati, CASA, Heart-house,
- Lifetime Resources, Safe Passage, Dearborn County Health Department, Purdue Extension, Area Health Education Center, Dearborn County Clearinghouse, Ivy Tech Community College, NAMI - Southeast Indiana, Faith-Based Community, Lawrenceburg Community Schools, Sunman-Dearborn Community Schools and South Dearborn Community Schools

HOUSING & INFRASTRUCTURE

HOUSING - Develop, preserve, and maintain quality and affordable housing options for residents.

Housing is an increasing challenge for communities across the country, and Southeast Indiana is no exception. Affordability is declining with the shrinking inventory of available, quality homes for purchase. Housing is critical to quality of life, talent retention, and economic growth. A combined strategy of housing preservation, rehabilitation, and new building (supported by expanded water and sewer utilities) will increase talent attraction.

Housing development has lagged in the region when compared to other regions in the State. SEI (412 permits) accounts for only 1.65% of the total building permits issued in the State (24,919 permits) for 2020.

Many SEI communities have not had a new single-family home built in over several years. It has been over 3 years since the Town of Brookville has had a new home constructed within its city limits.

The housing projects we have proposed are a balanced mix of developments that meet the means of all levels of income.

The following projects support this strategy:

- Southeastern Indiana GIS Map Tool Enhancement Program
- Vevay Flats
- Switzerland County Workforce Housing
- Reservoir Hill Housing Initiatives
- Project Better Living

SEI READI is considering additional projects to support this strategy, such as:

- 5th Street Extension

SEI GIS Map Tool Enhancement Program| 3 Years

GIS maps are a catalyst for economic development and land prospecting by developers or businesses identifying sites and communities to invest in. SEI READI, Inc. will create a regional Geographical Information System (GIS) Improvement Fund using IEDC READI and private sector dollars. SEI READI would put an application process in place, then distribute the funds to county planning and zoning offices, or other local GIS tool coordinating entities. The funds would be directed toward adding new public facing GIS map tool layers or user interfaces in each of the six SEI READI counties. With the exception of Dearborn County, south-east Indiana counties have online public GIS map tools which offer limited information and maneuverability. More public information available on GIS allows government and private sectors to better understand their communities and make quick, better-informed decisions on investing in a property. Having upgraded, easier to use, and more accessible GIS map tools in all six

Southeast Indiana counties would create equity for counties in being evaluated by private businesses and developers for new investment. Information that would be available by taking GIS map tools here from poor to good or great would catalyze housing development and business development. Public access to quality GIS applications enables more prospective residents and businesses to investigate the community before making a physical visit. Without this information, they are immediately required to reach out to a variety of local government and utility services; not an ideal way to lure a prospect. This project will benefit all growth goals by removing obstacles for those already interested in South-east Indiana.

Financial Overview

- Total Project Cost: \$900,000
- Private Sector: \$5,000
- Public Sector: \$320,000
- READI: \$450,000
- Public Sector Sources: \$147,000, Dearborn County contract with Beacon Schneider GIS. Other SEI Counties contribute have similar service agreements totaling approximately \$190,000.
- County, city and town governments would apply for and match READI funds awarded through SEI READI Inc. For enhanced services, counties could charge subscription fees for user access. Likely subscribing users would be developers, surveyors, planners, etc.

SUSTAINABILITY

Annual budget allocations, inclusive of contracts, by local governments with GIS service providers. Subscription fees for users desiring higher level/detailed layers of GIS maps and information.

ALIGNMENT

- Equity for rural Indiana Counties

STAKEHOLDERS

- SEI READI, Inc.
- Southeast Indiana Growth Alliance, Gary Norman, President
- One Dearborn, Inc.
- Franklin County Economic Development Commission
- Ohio County Economic Development Corp.
- Ripley County Economic Development Corp.
- Switzerland County Economic Development Corp.
- Union County Community Foundation

BENCHMARKS/MODELS

- Maps.indy.gov - Indianapolis and Marion County GIS and map tool
- Wayne County, Indiana (Beacon Schneider GIS)
- City of Greenfield, Indiana (Beacon Schneider GIS)

KPIs

- How many counties and cities/towns apply for the SEI READI GIS Enhancement Program
- Users of GIS map web tools
- New construction
- Population growth

Vevay Flats | 1-5 Years

Vevay Flats project will create 48 new entry-level market rate garden style apartments (about 70 residents) on a redevelopment infill site along SR 56. This will introduce a new architectural design that emphasizes by healthy lifestyles and wellness activities. Vevay Flats will have its own activity green space that will be connected to the Vevay Greenway along SR 56 and the Ohio River. The Switzerland County Housing Study determined that there was adequate demand for housing units to support 220 units within the next five years. Much of this demand is rental in nature as new single- family construction has become less affordable to younger households as well as empty nesters who may be interested in a higher-quality rental product. Switzerland County has not experienced a market rate rental project new construction in over a generation! Many residents of Vevay Flats may be new to Switzerland County because this project will attract professionals and young talent from within the Southeast Region of Indiana as well as northern Kentucky. The project will support increased local tax base and increased property assessed value. Many of the residents will likely be from Kentucky which will increase the local/state income tax revenues as well. It is projected that this project will create 40 construction jobs and add an additional 6 FTE into the local economy. It will also generate an additional 1.5 multiplier effect within the regional economy of total economic impact of over \$20M.

Financial Overview

- Total Project Budget: \$8,800,000
- Private Sector: \$5,280,000
- Public Sector: \$1,760,000
- READI: \$1,760,000
- \$1,760,000 (local support, 20%)
- \$5,280,000 (developer/owner contribution, 60%)

ALIGNMENT

- Quality of Life and Talent Attraction priorities of IEDC
- Switzerland County Housing Study, 2020
- Southeast Indiana Comprehensive Economic Development Strategy

STAKEHOLDERS

- Switzerland County Economic Development Corporation (not-for-profit) - support
- Switzerland County Foundation (not for profit) - land
- Switzerland County Redevelopment Commission(government) – funding and entitlement support
- Town of Vevay (government) - funding and utilities support

BENCHMARKS/MODELS

There are rental housing projects that by design have been developed around residents' health and wellness.

Switzerland County Workforce Housing | 1-5 Years

Switzerland County, like much of Southeast Indiana, is suffering from a shortage of housing stock. This project will add 111 single-family housing units to Switzerland County. Homes will be built by private developers on sites already identified and evaluated. Like many rural projects, the private sector viability gap for this project gap lies in distributing infrastructure to the site and in limited comparative sites for project evaluation. The project budget includes all necessary infrastructure to support the new homes. For homes proposed in the Town of Vevay, the project includes wayfinding signage and sidewalks to connect the new homes to Vevay's YMCA, Public Schools, Commerce and Vevay's Main Street District and more public space to accommodate population growth.

Housing projects focus on growth in the town of Vevay and capitalize of Indiana's \$200 Million investment in a State Route 101 extension by making more housing available in areas benefitted by the new corridor.

This project will have a direct impact Switzerland County's population growth and talent attraction by creating more housing availability. In the past, we have discovered that, even when talent chooses to locate in our area, they are forced to live out of state due to housing availability. The project will not directly support increased wages, as those already earning higher wages will now be able to buy a house in the county. The addition of sidewalks will also impact quality of life by allowing more mobility throughout the community and improving public interaction. Switzerland County consistently scores low on public health measures. More emphasis on spaces where people can be outside together is one way to reverse this trend.

Financial Overview

- Total Project Cost: \$22,385,166
- Total Private Sector Contribution: \$22,704,560
- Public Sector: \$1,600,000
- READI: \$2,170,623
- Total Private Sector Contribution: \$22,704,560
 - Homes and Other Onsite Improvements – \$22,500,000
 - Purchase and Site Assistance – \$204,560
- Public Sector Support: \$1,600,000
 - Wastewater improvements – \$1,500,000
 - Other public infrastructure support – \$100,000
- READI Request: \$2,170,623

SUSTAINABILITY

A 2020 Housing Study identified the need for 44 units per year to support in-county demand. This number grows to 228 if 5% of the regional demand is captured.

There will be no need for ongoing project support after completion. The project includes support for homeowner's associations, where appropriate. Public works will be maintained by utilities.

ALIGNMENT

- This project aligns with the investment priority of Talent Development & Attraction by addressing one of the region's largest barriers, availability and diversity of housing. By making more housing available throughout the community (with the necessary Quality of Life elements), Southeast Indiana can allow the growth that is already aligned with the region.
- This project was listed as a top priority in Switzerland County's 2020 Housing Market Study.
- Promoting residential growth is a goal of Southeast Indiana's CEDS document, particularly in areas that can utilize existing resources.

STAKEHOLDERS

- Town of Vevay – Utilities & Streets
- Switzerland County - Roads
- Vevay-Switzerland County Foundation – Funder, Landowner
- East Enterprise Regional Sewer District – Utilities
- Patriot Water Company - Utilities
- Switzerland County Economic Development Corporation – Coordinator

Reservoir Hill Housing Initiatives| 1-5 Years

This project will support three developments that are currently shovel-ready and will add over 220 housing units to Brookville's housing inventory as well as position the area for future development sites. The 3 proposed developments range from single family homes priced \$200-400k to townhomes set on Brookville's first condominium development adjacent to the proposed Municipal Golf Course. The third development will also include houses overlooking both the Brookville Reservoir and the Historic Downtown of Brookville. The complete project will provide access to water and sewer by extending sewer main to the Reservoir Road residential area (currently without sewer access) and by upgrading approximately 2 miles of water lines to increase water flow and provide better fire protection to current/future residents. The declining population seen over the last decade in Franklin County and Brookville specifically is the most indicative data of the need for this project. Declining school enrollment and economics are also benchmarks. There has not been a new single-family home built in Brookville town limits in the past three years. Shovel ready housing lots with sewer and water are scarce with under 10 lots currently available that are not contiguous with an owner-occupied lot (owner owns an additional lot and will not separate).

Financial Overview

- Total Project Cost: \$29,700,000
- Private: \$21,060,000
 - Sycamore Gas - \$725,000 funded and pledged from Sycamore Gas for natural gas expansion to new developments including main upgrades.
 - Battle Point LLC - \$2,395,000 total development investment
 - S&W Homes LLC - \$16,075,000 total investment in development and housing construction
 - D&G Development LLC - \$1,865,000 total development investment
- Public: \$4,570,000
 - \$570,000 ARP funds from Town of Brookville
 - \$1,000,000 from Town of Brookville General Obligation Bond for 173-acre park/golf course in project area
 - \$3,000,000 from Town of Brookville and Redevelopment, Utility Bonds/TIF
- READI: \$4,070,000

SUSTAINABILITY

Creating the Housing TIF will allow the Town of Brookville to intentionally allocate dollars for development. Initial sewer mains installed in this area give other landowners avenues to develop their properties. With a healthy TIF resulting from this project, we will reinvest those increments earned as a result to continue building upon that success.

ALIGNMENT

- Quality of Life and Talent Attraction priorities of IEDC
- Town of Brookville's Voluntary Annexation of properties on Reservoir Road area.
- Brookville Comprehensive Plan
- Franklin County Comprehensive Plan
- Southeast Indiana Comprehensive Economic Development Strategy

STAKEHOLDERS

- Franklin County Water Association, (water)
- Brookville Wastewater Treatment Facility/Brookville Water Works (sewer)
- Brookville Redevelopment Commission (TIF funding)
- Sycamore Gas, (utility provider. Will upgrade developments with gas availability)
- Battle Point LLC - developer of 50 acres to 60 new home tracts
- S&W Homes LLC - developer and builder for 96 condos on 12 acres
- D&G Development LLC - developer for 40 acres overlooking lake and town, 65 lots

Project Better Living | 1-3 Years

- The project is seeking grant funding to assist in moving approximately 600,000 cubic yards of fill material to a 22-acre site. The fill material will be used to prepare a 22-acre site for the construction of a 200,000 square foot warehouse to be serviced by a proposed rail spur. The moving of the 600,000 cubic yards of fill will also prepare the borrow site for construction of 140 +/- housing units.

This project will address both the shortage of residential and commercial properties in the City of Lawrenceburg. The proposed railroad spur will increase productivity, reduce cost, and reduce truck traffic on US 50. Another result of the planned development would be adding to the tax base of the city.

Financial Overview

- Total Project Budget: \$7,000,000
- Private Sector: \$3,000
- Public Sector:
- READI: \$1,400,000

SUSTAINABILITY

This project will create 60 acres of usable commercial and residential property that's currently under taxed and unusable. Project team will build out a 200,000 square foot warehouse for lease and overall this plan can generate over one million dollars per year in future tax revenues.

ALIGNMENT

- Southeast Indiana Comprehensive Economic Development Strategy
- Quality of Life and Talent Attraction priorities of IEDC
- SEI READI Goals:
- One Dearborn Housing Study

STAKEHOLDERS

- Linkmeyer Development
- Intrapac International
- Florence Drive Estates, LLC

HOUSING & INFRASTRUCTURE

WATER AND SEWER - Provide access to safe and reliable water and sewer infrastructure.

Infrastructure is the backbone of any thriving community. Not only is it good business, but providing residents access to clean, safe, and reliable water is also a moral imperative for any region. Southeast Indiana's water resources, including plentiful aquifers, complement the region's infrastructure plan. Focusing investment on water and sewer infrastructure in Southeast Indiana will ensure safe and reliable water for generations to come. Southeast Indiana has lagged behind in large-scale growth, in part due to a bottleneck caused by lack of sewer infrastructure. The region is primarily made up of small, rural sewer utilities, which struggle to acquire the resources necessary to invest in infrastructure, even to address high-priority sewer needs. Increased sewer capacity will also enable the region to support and expand its industrial and manufacturing heritage.

Stakeholder engagement illuminated many of the community's concerns regarding infrastructure; without adequate improvements to water and sewer systems, local businesses and homes will be limited in the extent to which they can grow. Residents recognize improvements in this area to be crucial for the continued development of the region.

The following projects support this strategy:

- Liberty Utility Extensions
- South Dearborn Regional Sewer District Wastewater Treatment Facility
- St. Leon State Road 1 Corridor Infrastructure Package
- Sanitary Sewer Extension to I-74 State Road 101 Interchange
- Hoosier Hills Regional Water Improvements
- Guilford Sanitary Sewer
- Brookville, IN Wastewater Treatment Plant Capacity
- Town of Dillsboro and Lake Dilldear Sanitary Sewer
- Florence Regional Sewer District Upgrade (101 Expansion)
- Golden Road Infrastructure Project
- West Harrison Business Park Infrastructure Upgrade Project
- Manchester and Kyle
- Town of Moores Hill/Sparta Township/Manchester Township Sanitary Sewer
- High Ridge Wastewater Treatment Plan
- New Trenton – U.S. 52 Infrastructure Project

Liberty Utility Extensions | 1-3 Years

Repair of a water main on Eaton Street in Liberty, as a prerequisite to expand water and sewer directly East of Liberty: unlocking housing development potential to combined 36 acres of prime land directly located on US 27 and ST RD 44, both heading East. This project will mainly be funded with county's ARP funds. Results of the 2021 Strategic Planning housing analysis which concluded a distinct need for market rate apartment housing as well as attached or detached for sale alternatives.

Financial Overview

- Total Project Cost: \$1,500,000
- Public Sector: \$1,200,000 (ARP) Possibly SWIF grant
- READI: \$300,000

SUSTAINABILITY

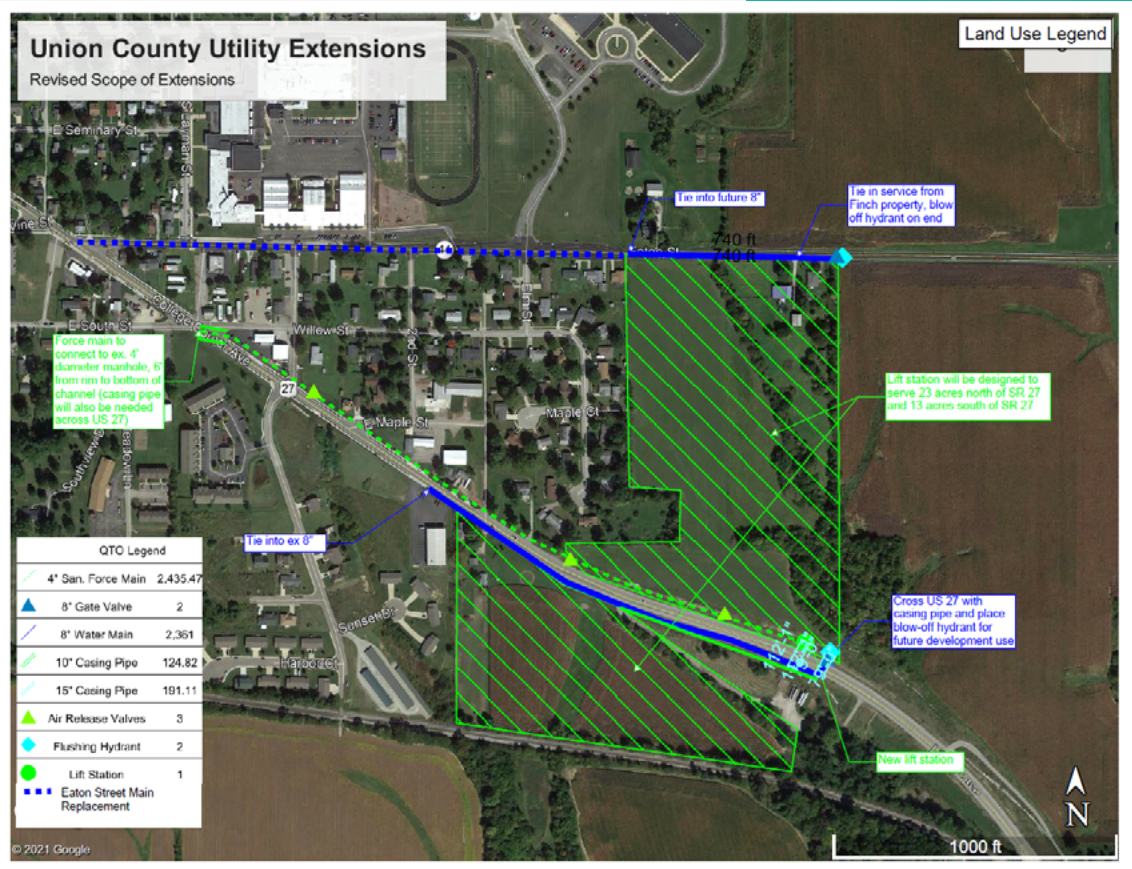
Town of Liberty utilities will take ownership of the infrastructure.

ALIGNMENT

- Southeast Indiana Comprehensive Economic Development Strategy
- Quality of Life and Talent Attraction priorities of IEDC
- Union County Commission and Town of Liberty Infrastructure Projects

STAKEHOLDERS

- UC Commission - ARP funding
- Town of Liberty – collaborator
- State of Indiana - SWIF possibly RQAW – engineers



South Dearborn Regional Sewer District Wastewater Treatment Facility Rehabilitation Project | 3 Years

The South Dearborn Regional Sewer District currently owns and operates one Wastewater Treatment Facility (WWTF). This facility provides treatment services to three cities, serving approximately 18,000 residents over 30 square miles. Within these cities lies six IDEM permitted Significant Industrial Users (SIUs). These SIUs together modify the total waste stream to the WWTF with characteristics closer to an industrial waste stream, than a municipal waste stream. As a result, the WWTF requires certain improvements to continue providing treatment services to the communities in which it currently provides service. The existing facility has experienced increased loadings to the biological treatment portion of the system, resulting in increased sludge volumes to process and dispose of. The existing sludge processing facilities are undersized and will be improved upon with this project. Additionally, aging infrastructure across the entirety of the facility will be upgraded or replaced in this project.

Financial Overview

- Total Project Budget: \$15,000,000
- Private Sector: \$36,800
- Public Sector: \$3,000,000
- READI: \$3,000,000
- District Capital Funds including Capital or Special Project Funds from Aurora, Lawrenceburg and Greendale- \$3,000,000 Indiana Finance Authority State Revolving Low Interest Loan Fund - \$6,000,000 (\$9,000,000 and an additional rate increase to cover additional debt service if no READI funds are granted)Economic Development Administration Economic Adjustment Program - \$3,000,000 READI - \$3,000,000

SUSTAINABILITY

Local government leaders are prepared to build capital operating and maintenance accounts with gradual rate increases if necessary to build the capital funds needed to ensure the project has a 40-50 year life span.

ALIGNMENT

- South Dearborn Regional Sewer District Masterplan
- Indiana Department of Environmental Management

STAKEHOLDERS

- Nathan Delisle, Project Manager, ms consultants (SDRSD)
- Mayor Alan Weiss, City of Greendale
- City of Lawrenceburg
- City of Aurora
- City of Greendale

St. Leon State Road 1 Corridor Infrastructure | 3 Years

By investing in new or enhanced infrastructure along the Town of St. Leon State Road 1 Corridor, both Dearborn and Franklin counties will benefit through greater opportunities for talent and business attraction. Both counties believe the Interstate 74 proximity in this area present great potential for new housing development and a business park. This area is ideal for commuters within the Cincinnati region and provides logistical advantages (CVG airport, employment centers) for businesses. IEDC SSI and Hoosier Energy Site ID projects identified 20+ land parcels in this area suitable for industrial and residential development. Dearborn-Franklin County Regional Economic Development Plan provided targeted industry cluster analysis for business attraction. 30-minute drive time from this area to downtown Cincinnati. Flat topography and very limited floodplain or wetland concerns in this area. One Dearborn's 2019 Housing Market Analysis identified potential for six new housing units in this area of Dearborn County over a five-year period, but this number could increase greatly with new infrastructure investment.

Financial Overview

- Total Project Cost: \$8,000,000
- Private Sector: \$20,000
- READI: \$1,620,000
- Project Cost: \$6 million total rough estimate for \$3M water and \$3M gas (private utilities). \$2 million rough estimate for sewer (public utility).
- Public Sector Funding: None currently committed
- Private Sector Funding: \$20,000 for Duke Energy Site Readiness Programs (\$10,000 Stenger Farm Site in Town of St. Leon/Dearborn County; \$10,000 for Southgate Business Park in Franklin County)
- READI Funds Requested: \$1.2 million total for water and gas (\$600,000 water, \$600,000 gas - private utilities). \$1 million for sewer (public utility).
- Initial investment in this new utility infrastructure package could include American Rescue Plan funds as well as redevelopment commission TIF funds from both counties and Town of St. Leon. Ratepayers, including new residential and industrial users, will fund the ongoing maintenance of this utility infrastructure. REDI Cincinnati's new site improvement revolving loan fund could also provide funding for improvements to a specified site.

SUSTAINABILITY

Ratepayers, including new residential and industrial customers, will support this new infrastructure in perpetuity.

ALIGNMENT

- Dearborn-Franklin County Regional Economic Development Plan
- Town of St. Leon Comprehensive Plan.
- St. Leon TIF Plan
- Golden Road TIF Plan
- Franklin County Comprehensive Plan
- Dearborn County Comprehensive Plan
- IEDC Strategic Sites Inventory 2021
- Hoosier Energy SEI REMC Site Identification Project
- Duke Energy Site Readiness Project
- Southeast Indiana Growth Alliance
- I-74 Business Corridor
- One Dearborn's 2019 Housing Market Analysis

STAKEHOLDERS

- One Dearborn Economic Development, Mike Perleberg
- Franklin County Economic Development Commission, John Palmer
- Town of St. Leon (as local government and sewer utility provider);
- Ohio Valley Gas; North Dearborn Water Corporation;
- Sycamore Gas;
- Duke Energy (Site Readiness Program),
- Southeastern Indiana REMC (site identification analysis)

Sanitary Sewer Extension to I-74 & SR 101 Interchange | 1 Year

This Sanitary Sewer Extension Project would extend the public sewer system from Sunman to State Road 46 and 101 Interchange to allow future residential and commercial growth opportunities. The project includes construction of a sanitary sewer lift station north of the intersection of State Road 101 and State Road 46, approximately ½ mile south of I-74. Development in this area is severely limited due to unavailability of sanitary sewer infrastructure. Sanitary sewer service availability in this area would facilitate small business and housing development in this highly desirable location near the I-74 interchange. In 1995 the Town of Sunman wastewater department expanded the capability of the wastewater treatment plant; this project was funded with a USDA bond in the amount of \$626,000. To-date the service area of the wastewater treatment has not been expanded in order to generate revenue and take advantage of this greater wastewater capacity. Current wastewater treatment is at approximately 50% of the capacity. In addition, the residents and businesses located along the proposed project route already have access to public water through Hoosier Hills Regional and North Dearborn Water Corporation. This project will also enhance quality of life for current Sunman residents by providing more opportunities for commercial expansion within existing businesses and housing development.

Financial Overview

- Total Project Budget: \$1,387,000
- Private Sector: \$162,000
- Public Sector: \$270,000
- READI: \$277,400
- Public Sector Funding: The Town of Sunman submitted a request to the Ripley County Commissioners for 25% of the project total. This request was made simultaneously with the submission of this project application. The Town of Sunman can also utilize the American Rescue Plan (ARP) funds for a portion of this project, if needed.
- Private Sector Funding: Lykins Contracting will be supplying labor and materials for their immediate need of sanitary sewer services totaling approximately 15% of the total cost. The Town of Sunman will be supplying electric, traffic control and landscaping erosion services

SUSTAINABILITY

The management and day to day operations of the Sunman Wastewater Utility is governed by the EPA and managed by the Sunman Utility Superintendent Bill Neyer. The Utility Superintendent manages the wastewater capacity according to EPA guidelines to verify that we are in compliance and not over-capacity.

ALIGNMENT

- Indiana Economic Development Corporation Talent Attraction & Retention
- Indiana Department of Transportation State Road 101 Extension
- Ripley County Economic Development
- Sunman Revitalization Initiative
- Town of Sunman Comprehensive Plan

STAKEHOLDERS

- Primary Point of Contact Cheryl Taylor, Sunman Clerk-Treasurer
- Secondary Point of Contact Bill Neyer, Sunman Utility Superintendent
- Town of Sunman; Council; Funding and Collaborator
- Town of Sunman; Wastewater Department; Funding and Collaborator
- Sunman Revitalization Initiative; Volunteer
- Ripley County Commissioners; Funding and Collaborator
- Lykins Contracting; Funding, In-Kind, and Collaborator
- BP, Penntown; Stakeholder
- New Horizons, Penntown; Stakeholder
- New Testament Baptist Church, Penntown; Stakeholder
- St. John's United Church of Christ, Penntown; Stakeholder

Hoosier Hills Regional Water Improvements | 1-3 Years

- Hoosier Hills Regional Water District (HHRWD) is a privately managed not-for-profit member owned rural water utility, identified as a 501(C)(12) providing water service to portions of three Southeast Indiana counties: Dearborn, Ripley and Franklin. This Dillsboro-Elrod US 50 Corridor Improvement Project – internally titled “Division J Elrod Pressure Zone Improvements” - seeks to expand existing water infrastructure including a new 200,000 gallon elevated storage tank, 13,000 linear feet 8” line along US 50 between Town of Dillsboro and the Dearborn-Ripley county line, a new 20,000 linear feet 8” line along State Road 101 from US 50 to Ripley County Road 200 North, (or alternately a new 19,400 linear feet 8” line along Ripley County Road 625 E from US 50 to Ripley County Road 200 North). The project can be packaged along with Dearborn County Regional Sewer District’s Lake Dill-dear Wastewater Project and SEI Communications & SEI REMC’s SEI Fiber partnership as a suite of infrastructure improvements to make various developable parcels along US 50 marketable for residential and industrial development. These parcels encompass several hundred acres. It would also enhance water service to the Town of Dillsboro as it welcomes new residential development.

Sustainability

This new infrastructure would be supported by the new rate-payers to be served by the HHRWD, including new and existing homes and businesses in the Dillsboro, Clay Township-Dearborn County and Washington Township-Ripley County areas. One Dearborn, Ripley County Economic Development Corporation, Southeast Indiana Growth Alliance and the I-74 Business Corridor organizations would market these industrial and residential sites to private developers.

Financial Overview

- Total Project Cost: \$3,270,000
- READI: \$654,000

ALIGNMENT

- Dearborn County Comprehensive Plan
- Town of Dillsboro Comprehensive Plan
- IEDC Strategic Sites Inventory Program
- Hoosier Energy Southeastern Indiana REMC Site ID Program
- Southeast Indiana Regional Planning Commission CEDS
- Indiana Economic Development Corporation Talent Attraction & Retention
- Indiana Department of Transportation State Road 101 Extension
- Dearborn County Housing Market Analysis & Implementation Plan

STAKEHOLDERS

Hoosier Hills Regional Water District, Greg Dole, president

Hoosier Hills Regional Water District, Trace Cutter, general manager

Dearborn County Government (funding, collaborator);

Dearborn County Redevelopment Commission (funding, collaborator);

Town of Dillsboro Government (funding, collaborator);

Dearborn County Regional Sewer District (collaborator);

Indiana Finance Authority (HHRWD has applied for a SWIF grant);

SEI Fiber Project (collaborator);

Ripley County Economic Development (volunteer, collaborator);

One Dearborn Economic Development (volunteer, collaborator);

REDI Cincinnati (funding)

Guilford Sanitary Sewer | 1-3 Years

The town of Guilford in unincorporated Dearborn County has approximately 80 properties in need of sanitary sewer. This Dearborn County Regional Sewer District project is looking at solutions including a new sewer line connecting with the City of Greendale's existing sewer or construction of a new wastewater treatment plan. The Dearborn County Health Department has identified a wastewater pollution issue from properties in Guilford. More than 30 failed septic systems have been identified in this area and few of the properties have enough acreage to support secondary septic sites. Residential developers have shown interest in this area and a new sewer line would have capacity to support approximately 200 new homes. The median household income for the two census tracts in this area is \$66,148, which partly includes an affluent (higher income) area already served by separate sewer infrastructure. Many poverty-level homeowners in the area cannot sell their home due to a failed septic system and the lack of a secondary septic site. New public sewer investment would renew and protect the value of homes for those property owners. The blighted Guilford area is near one of Dearborn County and the Cincinnati region's top tourism and outdoor recreation facilities, Perfect North Slopes. The Guilford sewer project would solve a local public health issue, preserve existing homes and businesses, reinvest in the area, improve property tax base, allow for new construction and for healthier and safer recreation of Tanners Creek and Guilford Covered Bridge Park.

Financial Overview

- Total Project Budget: \$3,150,000
- Public Sector: \$640,000
- READI: \$630,000

SUSTAINABILITY

A rate study is in process for areas served by the Dearborn County Regional Sewer District. The Guilford sewer project would be supported by new ratepayers being served by DCRSD, including existing homes and businesses, as well as new residential customers made possible by this new sewer infrastructure project.

ALIGNMENT

- Dearborn County Comprehensive Plan
- DCRSD Study and Recommendation of Consolidating Wastewater Systems
- Indiana Department of Environmental Management
- Dearborn County Health Department

STAKEHOLDERS

- Dearborn County Regional Sewer District (DCRSD), Steve Renihan, President, 513-673-5670, stevereni-han@hotmail.com
- Hrezo Engineering, Christy Harlan, 812-537-4700, christinaharlan@hrezoengineering.com
- Dearborn County Government;
- Town of Guilford;
- City of Greendale (if solution is to connect with the existing sewer);
- Indiana Department of Environmental Management;
- Indiana Finance Authority (DCRSD has applied for a SWIF grant)

Brookville, IN Wastewater Treatment Plant | 1-3 Years

Brookville, IN is in the midst of revitalization and improved Quality of Place projects. To accommodate increased population and new small business ventures, the capacity of the Wastewater Treatment will be needed. This project will increase daily flow capability and peak demand capacity. The town of Brookville Wastewater Treatment Plant services Brookville and the Brookville Lake Wastewater District. Economic improvement and revitalization efforts in the town and along IN 101 will require increased capacity to treat wastewater and protect the Brookville Lake watershed. Increased housing starts, business expansions and a new healthcare facility along this corridor will increase wastewater flowing into the system. The project will spur increased housing opportunities, increase school population, improve new business and job creation across the two-county length of the area served by the wastewater treatment facility. It also serves to protect the quality of the natural environment including safeguarding the water quality of the Brookville Lake Reservoir and the Whitewater River. The improvements will allow 100-200 housing units and several tourist-related businesses to be developed in the two counties.

Financial Overview

- Total Project Budget: \$4,000,000
- Public Sector: \$3,200,000
- READI: \$800,000
- The project will be financed by a town bond issue and with READI Funding - Funding by READI of 20% of Project
- Issuing Bond by Town for balance of Project
- Negotiating increased flow from the Brookville Lake Wastewater District

SUSTAINABILITY

Connection and User fees will provide funds for upkeep of the increased capacity.

ALIGNMENT

- Southeast Indiana Comprehensive Economic Development Strategy
- Quality of Life and Talent Attraction priorities of IEDC

STAKEHOLDERS

- Town of Brookville, IN
- Franklin County Economic Development Commission
- Brookville Redevelopment Commission

Town of Dillsboro and Lake Dilldear Sanitary Sewer | 1-3 Years

The Dearborn County Regional Sewer District and Town of Dillsboro are partnering to provide public sanitary sewer service to homes and businesses in unincorporated Clay Township. This project would expand existing sewer infrastructure feeding to the Town of Dillsboro's existing wastewater treatment plant which is currently operating at 50% capacity.

IEDC and Hoosier Energy industrial site identification projects have identified approximately 640 acres of sites/parcels along US 50 four lane highway which could reasonably be developed for industry or housing. Some homes and businesses with failing septic systems in the Lake Dilldear community would have a new wastewater alternative to replace failing septic systems. Inequity and quality of life would be addressed, by this project through an economical wastewater solution for poverty-level households without an alternative option for wastewater. Existing homesites here could become more marketable to residents seeking to build homes with the new wastewater solution.

According to Dearborn County Planning & Zoning, zero new homes have been constructed in the Town of Dillsboro since 2017, and only 11 new homes have been constructed in Clay Township during the same period.

This project will support future development along the new State Road 101 corridor from US 50 to Markland Dam (INDOT project). Making this infrastructure investment now would prime rural Southeast Indiana (including Dearborn, Ohio, Switzerland, and Ripley counties) for economic development with the coming extension of State Road 101 from US 50 to Markland Dam. It could also catalyze significant residential development, allowing for talent attraction and retention.

Financial Overview

- Total Project Cost: \$1,200,000
- Public Sector: \$508,500
- READI: \$240,000

SUSTAINABILITY

A rate study is in process for areas served by the Dearborn County Regional Sewer District. This new infrastructure would be supported by the new rate-payers to be served by the DCRSD, including new and existing homes and businesses in the Dillsboro and Clay Township area.

ALIGNMENT

- Dearborn County Comprehensive Plan
- Town of Dillsboro Comprehensive Plan
- IEDC Strategic Sites Inventory Program
- Hoosier Energy Southeastern Indiana REMC Site ID Program

STAKEHOLDERS

- Dearborn County Regional Sewer District, Steve Renihan, President, 513-673-5670, steverenihan@hotmail.com
- Town of Dillsboro, Susan Greco, Economic Development Director, 812-432-9002, sgreco@townofdillsboro.com
- Hrezo Engineering, Christy Harlan, 812-537-4700, christinaharlan@hrezoengineering.com
- Dearborn County Government;
- Town of Dillsboro Government;
- Dearborn County Regional Sewer District;
- Indiana Department of Environmental Management;
- Indiana Finance Authority (DCRSD has applied for a SWIF grant, but was not awarded in the first round of SWIF funding)

Florence Regional Sewer District Updates | 1-3 Years

The Florence Regional Sewer District serves an area critical to Switzerland County's growth potential. The district is one of the few Regional Sewer Districts in Indiana that is located in an Opportunity Zone. It is also the wastewater provider to the Markland Business Park, one of the region's few publicly-owned business location sites. The district (and the business park) also contains the beginning of the planned State Route 101 expansion. Several identified potential housing sites are within the district's current service area. The plant is in need of an upgrade to increase its capacity.

Efforts have been ongoing since 2009 to secure funding for a treatment plant upgrade. Because the District is small and was last expanded for the needs of a single user, it has a very small customer base. This makes rate-based financing unworkable. The plant has also not been competitive for grant funding under common program guidelines because of its size and structure. However, the area it serves has an unprecedented opportunity to grow with the right infrastructure available. Wastewater limitations have historically kept potential investment discussions from advancing far enough to pursue an expansion in support of them but recent expansions of existing businesses have been announced (some are now underway). In addition, a critical care medical facility is currently being discussed to potentially be located near the planned Highway 101 expansion, in the Markland Business Park.

Financial Overview

- Total Project Cost: \$3,285,000
- Private Sector: \$16,150,000
- Public Sector: \$876,980
- READI: \$975,000

SUSTAINABILITY

The project has a high likelihood of success. Over one billion dollars of private business investment has been announced within a ten-minute drive of the treatment plant in the last five years. The newly announced Indiana 101 Extension with cross into Kentucky in the District's treatment territory. If the upgrades can be funded, Florence has the operating capacity to cover ongoing costs. With the plant capacity to take new users, the district will see increased revenues to fund operating costs and future growth.

ALIGNMENT

- This project aligns with the investment priority of supporting innovation and entrepreneurship. While large industrial prospects can budget for wastewater upgrades in their location decisions, these costs force small businesses and entrepreneurs to look elsewhere. Removing wastewater uncertainty opens the district and the anticipated 101 Corridor to business investment and growth.
- This project aligns with the investment priority of Talent Development & Attraction by providing increased capacity and line extensions to housing development property identified in Switzerland County's 2020 Housing Study.
- This project has been a reoccurring top priority in Switzerland County's Economic Development Strategies and the Southeast Indiana CEDS.

STAKEHOLDERS

- Florence Regional Sewer District - Utility
- Switzerland County Government – Funding Partner
- Switzerland County Redevelopment Commission – Funder, Landowner
- Switzerland County Economic Development Corporation – Coordinator
- Multiple Private Business Partners

Golden Road Infrastructure Project | 1 Year

The Golden Road Infrastructure Project is a natural gas utility infrastructure expansion project in Franklin County that would bring natural gas service for the first time to approximately 80 homeowners and businesses, on Oxford Pike, State Route 101 and along Golden Road. The expansion would allow for future residential, commercial, and industrial economic development in this strategically located area. Homeowners and businesses using propane and electricity for heat, to fuel appliances, and for other business applications would immediately see cost savings. Conversions would support the Indiana Department of Environmental Management's air quality initiatives as natural gas reduces greenhouse gases relative to the use of propane would drop by nearly 16%. Future development would also benefit from using natural gas in lower operating costs. The project requires the installation of approximately 3.2 miles of polyethylene natural gas main and individual customer services. The project would extend Sycamore Gas' distribution system and would allow for future natural gas expansion to more rural areas of Franklin County. This project will also include installing 3,735' of 8" gas main in the Town of Brookville to improve the gas flow and pressure to the Golden Road area. This project seems to align with efforts Franklin County Redevelopment Commission has been working diligently to achieve with a strategic infrastructure package, including strengthening local businesses, adding and retaining jobs; bringing new businesses to Brookville and the greater Franklin County area; increasing the overall tax base; and improving "Quality of Life/Place" in the area.

Financial Overview

- Total Project Budget: \$1,080,000
- READI: \$540,000

SUSTAINABILITY

Sycamore Gas would be responsible for the long-term maintenance and upkeep of this expansion. Sycamore Gas is a public utility operating within the State of Indiana and is under the jurisdiction of the Indiana Utility Regulatory Commission ("IURC"). The IURC regulates Sycamore Gas' rates, financing, bonding, and environmental compliance plans. The IURC has regulatory oversight concerning construction projects and acquisition of additional plants and equipment. Construction and the ongoing maintenance of this project would follow any IURC, State of Indiana or any federally mandated construction regulations for the installation of natural gas infrastructure.

ALIGNMENT

- Dearborn Franklin Counties Regional Economic Development Report
- 2021 Next Level Agenda
- Franklin County Redevelopment Commission
- Indiana Department of Environmental Management

STAKEHOLDERS

- Sycamore Gas Company, funding, construction, and maintenance
- Franklin County

West Harrison Business Park | 1 Year

The West Harrison Business Park Infrastructure Upgrade Project ("the Project") is a natural gas utility infrastructure expansion project in Dearborn County that would provide needed natural gas upgrades to the area. Recently, 14 acres of a 55-acre parcel (Parcel A) in the West Harrison Business Park was sold to Dyke Industries, leaving a 26-acre property and a 15-acre property on that parcel. In addition, an 85-acre premium parcel (Parcel B) remains for sale. Sycamore Gas is well prepared to provide natural gas service to the new Dyke Industries facility. Depending on the size and nature of business of a new buyer of the 85-acre Parcel B and the remaining 41 acres of Parcel A, Sycamore Gas may need to upgrade its natural gas infrastructure in the area. It is imperative that the remaining 41 acres of Parcel A and 85-acre Parcel B are "site ready" as buyers are most interested in "speed to market" and delays in having sufficient infrastructure in place at the site may interfere with a potential sale of these strategically located properties. This project would begin at the intersection of Pinhook Road with North Dearborn Road and continues along Pinhook Road to its end at the Whitewater River. Installation of the new gas line would continue under the Whitewater River and the Indiana and Ohio Railway to SR 46 at Johnson Fork Road. Sycamore Gas would install a new 4-inch steel high pressure natural gas line that enables it to provide natural gas service for a larger process load to a commercial or industrial customer that may choose to locate in the West Harrison Business Park.

Sycamore Gas has sufficient natural gas capacity available to serve customers similar to Dyke Industries at the West Harrison Business Park sites. However, Sycamore is not able to serve larger industrial process loads at this location. This project would enable Dearborn County to successfully respond to more site RFI's at this location, and hopefully continue to attract the type of businesses that would benefit the entire Southeastern Indiana region.

Financial Overview

- Total Project Cost: \$820,000
- Private Sector: \$12,800,000
- Public Sector: \$434,000
- READI: \$164,000

SUSTAINABILITY

Sycamore Gas would be responsible for the maintenance and upkeep of this expansion/upgrade. Sycamore Gas is a public utility operating within the State of Indiana and is under the jurisdiction of the Indiana Utility Regulatory Commission ("IURC"). The IURC regulates Sycamore Gas' rates, financing, bonding, and environmental compliance plans. The IURC has regulatory oversight concerning construction projects and acquisition of additional plants and equipment. Construction and the ongoing maintenance of this project would follow any IURC, State of Indiana or any federally mandated construction regulations for the installation of natural gas infrastructure.

ALIGNMENT

- Dearborn Franklin Counties Regional Economic Development Report
- 2021 Next Level Agenda
- Indiana Department of Environmental Management

STAKEHOLDERS

- Sycamore Gas Company, funding, construction, and maintenance
- Dearborn County

Manchester & Kyle | 1 Year

The SR 48 Infrastructure Project in the towns of Manchester and Kyle is a natural gas utility infrastructure expansion project in Dearborn County that would bring natural gas service for the very first time to more than 200 homeowners, businesses, nonprofits, and municipal facilities (schools and fire safety facilities). Currently, these homes and other facilities are using propane and electricity for space heating, fueling appliances and other applications. Upon the completion of the project, homeowners, businesses, and municipalities would immediately see significant cost savings from converting to natural gas. Conversions would also support the Indiana Department of Environmental Management's air quality initiatives as natural gas reduces greenhouse gases relative to the use of propane. Future development would benefit from using natural gas in lower operating costs for home heating or commercial. The project would require the installation of approximately 5.5 miles of high density polyethylene natural gas main along with accompanying individual customer services. The project would extend Sycamore Gas' distribution system and could allow for future natural gas expansion to more rural areas of Dearborn. The project seems to align with what Dearborn County has been working diligently to achieve with a strategic infrastructure package, including strengthening local businesses to help expand operations; increasing the overall tax base through higher property values; and improving "Quality of Life/Place" for homeowners in the area.

Financial Overview

- Total Project Budget: \$970,000
- READI: \$194,000

SUSTAINABILITY

Sycamore Gas would be responsible for the maintenance and upkeep of this expansion. Sycamore Gas is a public utility operating within the State of Indiana and is under the jurisdiction of the Indiana Utility Regulatory Commission ("IURC"). The IURC regulates Sycamore Gas' rates, financing, bonding, and environmental compliance plans. The IURC has regulatory oversight concerning construction projects and acquisition of additional plants and equipment. Construction and the ongoing maintenance of this project would follow any IURC, State of Indiana or any federally mandated construction regulations for the installation of natural gas infrastructure.

ALIGNMENT

- Dearborn Franklin Counties Regional Economic Development Report
- 2021 Next Level Agenda
- Indiana Department of Environmental Management

STAKEHOLDERS

- Sycamore Gas Company, funding, construction, and maintenance
- Dearborn County

Town of Moores Hill/Sparta Township/Manchester Sanitary Sewer | 0-2 Years

The Dearborn County Regional Sewer District and Town of Moores Hill would like to partner to provide public sanitary sewer service to homes and businesses in unincorporated Sparta and Manchester townships. This project seeks to expand existing sewer infrastructure (gravity and low-pressure system lines) feeding to the Town of Moores Hill's existing wastewater treatment plant which is currently operating at 50% capacity. In addition to unlocking new land for development along State Road 350, some homes, and businesses with failing septic systems in this area would also be provided with a healthy and economical solution.

The Town of Moores Hill Wastewater Treatment Plant is currently operating at about 50% capacity, according to the town. 100+ additional new or existing homes could be added in the sewer service area within the town limits and the surrounding unincorporated areas of Dearborn County (Sparta and Manchester townships). According to Dearborn County Planning & Zoning, zero new homes have been constructed in the Town of Moores Hill since 2017, and only 40 new homes have been constructed in Sparta and Manchester Townships combined during the same time.

This infrastructure investment would allow for new residential development, allowing for talent attraction and retention to Dearborn County from other parts of the Cincinnati region. This project could support small businesses and light industrial projects. Providing reliable sewer service would encourage private homeowner reinvestment in Moores Hill/Sparta Township/Manchester Township by reducing the risk of homes being condemned.

Financial Overview

- Total Project Cost: \$1,010,000
- Public Sector: \$520,000
\$20,000 (Design and engineering)
\$500,000 (Potential Funding from Dearborn County Sewer District)
- READI: \$202,000

SUSTAINABILITY

A rate study is in process for areas served by the Dearborn County Regional Sewer District. This new infrastructure would be supported by the new ratepayers to be served by the DCRSD, including new and existing homes and businesses in Moores Hill/Sparta Township/Manchester Township area.

ALIGNMENT

- SEI READI Goals

STAKEHOLDERS

- Dearborn County Regional Sewer District
- Dearborn County Government
- Town of Moores Hill
- Hrezo Engineering
- Indiana Department of Environmental Management
- Indiana Finance Authority

High Ridge Wastewater Treatment Plan Expansion | 1-3 Years

High Ridge Wastewater Treatment facility has seen an increase in demand for sewer service in southern Dearborn County. The project plan is for the wastewater treatment facility to be expanded to increase available capacity to keep pace with the increase demand. The number of connections to the High Ridge WWTP is 70 and it is currently nearing capacity. This expansion would create treatment capacity for 160+ more homes and businesses. Three new homes have been constructed and one existing 1890s home renovated and restored since the existing WWTP was constructed in 2007. By expanding the wastewater capacity, this will attract new residential development to the area.

Financial Overview

- Total Project Budget: \$1,570,000
- Public Sector: \$520,000
\$20,000 (Design and Engineering)
\$500,000 (Potential funding from Dearborn County Sewer District)
- READI: \$314,000

SUSTAINABILITY

A rate study is in process for areas served by the Dearborn County Regional Sewer District. The High Ridge WWTP expansion project would be supported by new ratepayers being served by DCRSD, including existing homes and businesses, as well as new residential customers made possible by this new sewer infrastructure project.

ALIGNMENT

- Quality of Life and Talent Attraction priorities of IEDC

STAKEHOLDERS

- Dearborn County Regional Sewer District
- Hrezo Engineering
- Dearborn County Government
- Town of Dillsboro
- Indiana Department of Environmental Management
- Indiana Finance Authority

New Trenton U.S. 52 Infrastructure Project | 1 Year

The New Trenton-U.S. 52 Infrastructure Project (“the Project”) is a natural gas utility infrastructure expansion project in Franklin County that would bring natural gas service for the very first time to more than 100 homeowners, businesses and municipal facilities in the town of New Trenton – meaningfully increasing the quality of life and home values. Currently, these homes and other facilities are using propane and electricity for space heating, fueling appliances and other applications. Upon the completion of the Project, homeowners, businesses and municipalities would immediately see significant cost savings from converting to natural gas. Conversions would also support the Indiana Department of Environmental Management’s air quality initiatives as natural gas reduces greenhouse gases relative to the use of propane would drop by nearly 16 percent. Any future development would also benefit from using natural gas in lower operating costs for home heating or for commercial. Infrastructure projects are the backbone of a healthy economy as it enables trade, powers businesses, connects workers to their jobs and increases opportunities and the “quality of life” for communities. Quality of life is the core benefit realized for the Project in New Trenton’s rural area. Providing natural gas will lead to a better tomorrow for New Trenton homeowners as they will realize lower costs to heat their homes and fuel appliances, homes utilizing natural gas for space heating are valued approximately 4 percent higher than homes using propane or electricity – according to the National Association of Homebuilders.

Financial Overview

- Total Project Cost: \$590,000
- READI: \$295,000

SUSTAINABILITY

Sycamore Gas would be responsible for the maintenance and upkeep of this expansion. Sycamore Gas is a public utility operating within the State of Indiana and is under the jurisdiction of the Indiana Utility Regulatory Commission (“IURC”). The IURC regulates Sycamore Gas’ rates, financing, bonding, and environmental compliance plans. The IURC has regulatory oversight concerning construction projects and acquisition of additional plants and equipment. Construction and the ongoing maintenance of this project would follow any IURC, State of Indiana or any federally mandated construction regulations for the installation of natural gas infrastructure.

ALIGNMENT

- Dearborn Franklin Counties Regional Economic Development Report
- 2021 Next Level Agenda
- Indiana Department of Environmental Management
- Franklin County

STAKEHOLDERS

- Sycamore Gas Company, funding, construction, and maintenance

HOUSING & INFRASTRUCTURE

BROADBAND - Strengthen broadband connectivity, digital inclusion, and digital literacy.

Broadband expansion is the most important infrastructure needs for communities in the 21st century. Access to broadband allows communities to stimulate economic growth and retain and attract residents. Connectivity through broadband goes beyond bringing fiberoptic lines to homes and businesses. This strategy must include equitable access to devices and educating citizens on how to use the internet to take care of critical tasks and improve their lives. Southeast Indiana is poised to invest in fast, reliable internet access to support both residents and businesses alike. Increased access will allow the region to better compete in an increasingly global and wired economy.

Much like the infrastructure improvements mentioned above, broadband supports regional growth. Residents voiced concerns about limited digital connectivity and want to expand broadband infrastructure to increase accessibility for students and work-from-home professionals alike.

When comparing the region to the State's average for households with a computer and households with broadband, the region is lagging in both categories. 85.06% of SEI residents live in a household with a computer; the State's average is 88.7%. The region has an even greater disparity when looking at broadband. The State's average for households with broadband is 80.1%, while the SEI region has 74.9%.

The following project supports this strategy

- Southeastern Indiana Digital Readiness

Southeastern Indiana Digital Readiness

The Southeastern Indiana Regional Planning Commission is looking to add capacity for ongoing efforts to create a digital inclusion plan for the region. Working with the Purdue Center for Regional Development, the SIRPC and SEI READI recognize that as the socioeconomic landscape continues to digitize, digital exclusion is a major threat to community and economic development. With appropriate funding, the SIRPC and associated stakeholders will be able to continue their efforts, ultimately implementing a digital inclusion plan for the region.

Financial Overview

- Total Project Budget: \$970,000
- READI: \$194,000

SUSTAINABILITY

The project will be sustained by the existing network of stakeholders, as well as service providers for the two-year fellowship timeframe.

ALIGNMENT

- SIRPC 2019 State of Broadband Report;
- SIRPC Southeastern Indiana 2020 Comprehensive Development Strategy;
- Southeastern Indiana Economic Resiliency Strategy (in process).

STAKEHOLDERS

- John Palmer – Franklin County Economic Development – Collaborator, Volunteer
- Franklin County Community Foundation – Collaborator
- Ripley County Community Foundation – Collaborator
- Ohio County Community Foundation – Collaborator
- Gary Norman – Ripley County Economic Development – Collaborator, Volunteer
- Cheryl Obendorf – Collaborator, Volunteer
- Sarah Lamping – Batesville Economic Development – Collaborator, Volunteer
- Mike Perleberg – One Dearborn – Collaborator, Volunteer
- Bryan Robbins – Greensburg Decatur County EDC – Collaborator, Volunteer
- Jon Bond – Switzerland County EDC – Collaborator, Volunteer
- Kathy Ertel – Jennings County EDC – Collaborator, Volunteer
- Linda Sanders – Shelby County Council, Wessler Engineering – Collaborator, Volunteer

ECONOMIC GROWTH MOMENTUM

ENTREPRENEURSHIP AND INNOVATION - Leverage the region's entrepreneurial culture as a catalyst for startups and innovation.

Southeast Indiana recognizes that the most effective way to unlock the regional economy is to create an environment where innovators, risk takers, and entrepreneurs can flourish. With intentional commitment and investment, the region can provide programs, resources, and technical service to the next generation of business leaders in Southeast Indiana.

The following projects support this strategy:

- Switzerland County Technology and Education Center Co-Work Initiative
- NEXT Community

SEI READI is considering additional projects to support this strategy, such as:

- Hub & Spoke Institute
- Southeast Indiana Maker Network

Switzerland County Technology and Education Center Co-Work Initiative | 3 Years

The Switzerland County Technology and Education Center has served as an adult education facility and community center since its creation in 2012. During the COVID-19 pandemic, the TEC Center began serving co-workers and remote workers needing office and meeting space as well as strong internet connectivity. In spite of the space being limited in amenities and offering no support services, this offering was very well received and users expressed a desire to continue this relationship in the future. We are seeking assistance to modify the facility and programming to permanently accommodate these users.

Our primary outcome is to make the facility a regional magnet for entrepreneurs and remote workers by offering much more than space and internet. We want to offer a business and professional community with a full complement of business tools, trainings and ongoing interaction.

Proposed modifications and offerings include:

- Improvements to the facility's access system to allow more rooms and areas to be accessed on an assignment basis.
- Security improvements to allow safer use after business hours.
- HVAC system adjustments to allow more rooms to be utilized.
- A full offering of modern office equipment, including printers, scanners, video conference, and ecommerce resources.
- Available local office and meeting space for the Indiana Small Business Development Center and other support partners.
- Onsite staff to focus on the initiative, assist members and partners, coordinate training and other events.
- The venue and the staffing to introduce regional entrepreneurs to Indiana's existing support network.
- Targeted marketing within the community and beyond.

Financial Overview

- Total Project Cost: \$447,000
 - Staff and Office – \$240,000
 - Facility Improvements – \$87,000
 - Equipment and Furnishings - \$99,000
 - Administration - \$21,000
- Total Private Sector Contribution: \$67,500
 - Local Foundations - Funding
 - Switzerland County Economic Development Corp – Funding and In-Kind
 - Local Businesses – In-Kind
- Public Sector Support: \$197,000
 - Switzerland County – Facility Space, Utilities, Improvements (In-kind)
- o READI Request: \$89,400

SUSTAINABILITY

The TEC Center's adult education facility has successfully operated in Switzerland County since 2012. Users interested in a co-work facility and remote work support have self-identified and trial efforts have been well-received. Once the facility is modified and equipment is installed, there will be limited need for facility support. Staffing will be integrated into existing partner budgets if the program is still successful after year three.

ALIGNMENT

Aligns with the READI priority of supporting innovation and entrepreneurship. This project will not only provide a place to work, it will also provide a place for business to come together. It will also provide a forum to introduce a new group of entrepreneurs to resources offered by Indiana and partners. Aligns with the READI priority of Talent Development and Attraction. The facility will remain the community's workforce training facility, but will expand the range of those services as needed by co-work/remote work partners. Aligns with a top Switzerland County Economic Development objective of better serving emerging and future business leaders in our own community.

STAKEHOLDERS

- Switzerland County Economic Development Corporation
- Switzerland County – Building Owner
- Southeast Indiana Small Business Development Center
- Ivy Tech Community College
- River Valley Resources, Inc
- Southeast Indiana WorkOne
- Purdue Extension Service
- Switzerland County Tourism
- Vevay Main Street
- Switzerland County Veterans Services
- Various Local Businesses and Residents

NEXT Community | 1 Year

NEXT Studios is supporting talent attraction, retention, and innovation through community workshops. Borrowing from their experiences as startup innovators, NEXT Studios offers community leaders a series of experiences, which will help residents unleash innovation in their communities. They will understand the societal megatrends that are driving innovation, learn about the common barriers to innovation and how they are affecting business, practice human-oriented innovation design thinking, and engage in real startup innovation teams.

Financial Overview

- Total Project Budget: \$100,000
- READI: \$100,000

SUSTAINABILITY

The NEXT team continues its support of clients' innovation transformation after they have completed the NEXT Community Innovation offering. NEXT will work with clients to connect them with innovation resources, which will feed into this innovation transformation. They will connect clients with other parts of their innovation ecosystem, including startup companies and other established innovators, to help clients grow their communities. In addition, clients will have access to other tools used in the innovation economy, including identity workshops and go-to-market strategy sessions.

ALIGNMENT

- The State of Indiana's initiatives ensuring startup creation
- Works with similar concepts developed by local leadership
- Lays the groundwork for entrepreneurial startup communities throughout the region

STAKEHOLDERS

- Local economic development agencies for auditing the tracking
- The NEXT Studio team will track and present KPIs

ECONOMIC GROWTH MOMENTUM

HOSPITALITY AND TOURISM - Develop hospitality and tourism-related business and workforce skills to enhance visitor experiences and attract talent.

Tourism supports economic development as a crucial strategy. Not only do tourism-related assets attract visitors to the region, but the industry also provides employment opportunities for individuals of all ages and skillsets. Low wages and low-quality hospitality are not on the menu for Southeast Indiana. The region's welcoming destinations provide a positive workplace culture and a pipeline of talented hospitality workers.

Recreation and tourism are one of the largest industries in the State of Indiana. In 2019, visitor volume to the State increased by 2.1% to reach 82.7M-person trips. This resulted in \$13.7B in visitor spending and a total economic contribution to the State of \$9.6B.

The following projects support this strategy:

- Culinary Hospitality Project

SEI READI is considering additional projects to support this strategy, such as (click the link below to learn more:

- Tourism Industry Stabilization Program

Culinary Hospitality Project | 1-3 Years

This proposal is for a Project-Based training program based within Belterra Casino Resort and/or the Ogle Haus for culinary/restaurant & hotel/business students and prospective employees. This program would cycle students through all phases and jobs required for the successful opening of a restaurant and/or hotel. Improving training and workforce opportunities for one of the largest collective industries in SE Indiana, Tourism (including Casinos, hotels, bars and restaurants), would improve economic development in the region and the quality of life for many regional residents. This program will introduce participants to the multitude of employment opportunities at Casinos and hotels. Participants will be encouraged to move within the industry to better positions with increased wages. This project-based model requires critical thinking, problem solving, collaboration, and various forms of communication. It also has been shown to find a decline in absenteeism, an increase in cooperative learning skills, and improvement in student achievement. The program could help residents move out of poverty and improve the tax base. The region's proximity to Cincinnati, Louisville, and Indianapolis may lure some urban residents to visit, invest in, and/or relocate. This innovative project will help identify the region as a welcoming place for new residents and new ideas. Additionally, tourism in general raises awareness of regional assets. An improved and diversified workforce would become a regional asset.

Financial Overview

- Total Project Cost: \$1,507,550
- Total Private Sector Contribution: \$957,500
- Public Sector Support: \$280,025
- READI Request: \$300,025

SUSTAINABILITY

The program will solicit funds from: The Indiana Department of Education (for pathways accredited programming) Department of Workforce Development grants Local, state and national foundations (Community Foundations, Kellogg Foundation, Lilly Endowment, Ogle Foundation, etc.) State and Federal funding sources. Existing funds can be reallocated to support the endeavor if it is successful after year 3.

ALIGNMENT

- This project aligns with the READI investment priority of developing and attracting a talented workforce. Earnings at a resort and casino are higher than typical culinary and hospitality wages. In addition, this project is addressing workforce needs of a critical employment sector in Southeast Indiana.
- Switzerland County Economic Development Strategy
- SIRPC CEDS 2020 Plan

STAKEHOLDERS

- Belterra Casino Resort
- Switzerland County School System
- Ivy Tech Community College-Madison Campus
- Purdue Extension- Switzerland County Office
- Switzerland County Education Coalition
- Community Foundation of Switzerland County
- Switzerland County Economic Development
- Switzerland County Commissioners & County Council

LIFE-LONG LEARNING

CHILDCARE AND EARLY EDUCATION: Expand access to quality and affordable daycare and early education programs throughout the region.

Childcare is economic development. Access to preschool and childcare options benefit children, parents, employers, employees, and the overall economy. The region recognizes that intentional effort can unlock the economic potential of the region today and nurture the next generation of Southeast Indiana leaders. Daycare and early education are critical to attracting young families.

Community members expressed frustrations with existing childcare services. High-quality childcare can be hard to find and is very expensive. Affordability and access for these services are barriers, which often keep some parents from working full-time, especially in jobs with competing schedules or lack of flexibility. Expanding access to these services will increase parents' and families' abilities to work and contribute to the local economy.

The following projects support this strategy:

- UWGC SE Early Education
- Lil' Patriots Preschool

UWGC SE Early Education | 1-3 Years

■ UWGC SE Indiana Early Education with a strong focus on accessibility and affordability of Pre-K/Daycare centers increasing the number of slots we have available. We are creating an Education Coalition which will strengthen our collaborative work with our area families, schools, businesses, daycares, social service entities, and government entities.

IEDC READI funding could help build out and enhance this regional program as it is in the early stages of formation. UWGC SE Indiana has started working earlier this year to create a regional education coalition for our area. Educational supports for school age children up to grade 8 along with parent supports. With our first round of funding, we were able to provide 4C of Southern Indiana, Inc. out of Evansville, monies to hire a dedicated staff person for 5 of the counties in our area. 4C is our childcare and resource and referral agency that serves Dearborn, Ohio, Ripley, Franklin, and Switzerland counties.

We have currently been able to provide funding to work on increasing the quality ratings of PreK/daycare centers in our area and provide case management to help these centers use a program called Creative Curriculum. We were also able to fund Lawrenceburg School to offer a program called Second Step for 3 years in their K-5th grades helping students and teachers. Rising Sun Corp will be implementing a 4-year program for their PreK – 5th grade students called Character Strong.

The short-term goal is to understand our region's current provider capacity and need, then determine growth in our communities and start planning on expansion. Our long-term goal is to increase PreK/childcare center slots with quality rated centers that are easy to access and afford.

Sustainability

By increasing the quality ratings of existing centers and increasing the number of slots, this will increase private pay and utilize the On My Way Pre-K state vouchers when families qualify.

Financial Overview

- Total Project Cost: \$200,000
- Private Sector: \$100,000
- READI: \$100,000
- UWGC SE Indiana, covering Dearborn and Ohio counties, plans on earmarking 100K for this project. The longer-term goal is to gain additional dollars from Franklin, Ripley, Switzerland co and potentially Union.

SUSTAINABILITY

By increasing the quality ratings of existing centers and increasing the number of slots, this will increase private pay and utilize the On My Way Pre-K state vouchers when families qualify.

ALIGNMENT

- Early Education Coalition
- SIRPC CEDS
- Dearborn & Franklin Counties Regional Economic Development Strategy Strategic Plan
- Early Learning Indiana
- FSSA

STAKEHOLDERS

- UWGC SE Indiana Director Karen Snyder
- UWGC SE Indiana, is currently partnering with 4C of Southern Indiana, Inc. 4C is our child resource and referral partner in this region, they provide referrals to parents looking for childcare, offer trainings to center staff, licensing, and paths to quality ratings.
- UWGC SE Indiana has reached out to Franklin Co UW, Union County UW and our local school corporations in Dearborn and Ohio Co as we are just now starting this work.

BENCHMARKS/MODEL

4C of Southern Indiana is in 28 counties throughout the southern part of Indiana. They are already working in 31 sites currently with funding they have received from FSSA. The funding UWGC SE Indiana has been able to give them will allow 4C to expand their Regional Training Model into our region. This program is outcome based and supports not only the children that attend these centers but the staff that provide the service and curriculum. There is a direct link to the parents as well.

Lil' Patriots | 1-5 Years

Lil' Patriots will be the first full-time, certified, public preschool program in Union County (that is not income based). This preschool will be ran by local school district. There is no available, certified full-time preschool/childcare in the Union County except for income-based Head Start. COVID-19 pandemic has delayed the launch of this program twice. Childcare is a critical offering to residents regionally.

Financial Overview

- Total Project Cost: \$172,000 per school year
- Early Childhood Education Capacity Building Grant (State of Indiana) TBD yearly
- Private Sector: \$8,560 (United Way)
- READI: \$136,000 (4 years)
- Combination of state, local grants, school funds and preschool fees.

SUSTAINABILITY

Long-term partnership with funders.

ALIGNMENT

This proposal is for Phase 1 of the project. The intention it to align with complementary economic development initiatives and secure funding opportunities to roll out the second phase. Once the project is implemented, costs will decrease and many aspects will be sustainable.

STAKEHOLDERS

- Aron Borowiak, Union County College Corner Joint School District Superintendent
- United Way of Whitewater Valley - funding
- State of Indiana - funding
- Union County Foundation - funding, collaborator
- UC Public Library - collaborator

LIFE-LONG LEARNING

K-12 PATHS TO SUCCESS:

Improve K-12 school competitiveness and strengthen pathways to in-demand and growing industry jobs.

Intentional investment in K-12 schools is possibly one of the most valuable economic development strategies in terms of talent attraction and development. When a young family is looking to move, the quality of K-12 educational opportunities is a significant factor – sometimes, the most important factor. Southeast Indiana has some great schools. However, as a rural region there are substantial struggles for funding. Southeast Indiana needs to be competitive in curriculum, programming, teacher pay, and pathways that will lead to student success. Cooperation and support between schools and local employers is critical to this process.

The following projects support these strategies:

- Jobs for American Graduates (JAG)
- Genesis: Pathways to Success
- Job building for the future

Jobs for America's Graduates (JAG) Expansion | 1-2 Years

The Southeast Indiana JAG team is the best in the state and has the hardware to prove it. It currently has 11 programs across its 10-county region, but many high schools remain unserved. This project would expand the opportunity for a JAG program to the entire READI region. For instance, Lawrenceburg High School would like to expand the program to 9th and 10th graders and potentially middle schoolers as well. Talent development and retention needs to start earlier to keep these kids on the path to joining the local workforce.

Financial Overview

- Total Project Cost: \$2,400,000
- Private Sector: \$200,000 (\$120k - 3 year total)
- Public Sector: \$1,240,000
- READI: \$960,000

SUSTAINABILITY

The program will leverage annually promised funds and will leverage employer contributions as part of its recruitment budget.

ALIGNMENT

This program aligns with the READI investment priority of talent development and attraction by producing higher wage earners through our school systems.

This program aligns with the JAG programs of other schools within the region.

STAKEHOLDERS

- 11 local high schools
- Indiana Department of Workforce Development
- Department of Labor
- River Valley Resources
- Local community foundations and employers

Genesis: Pathways to Success | 3-5 Years

- Genesis: Pathways to Success is an initiative of the Ripley County Community Foundation that expands and enhances educational and economic opportunities that result in thriving communities. Career technical education has transformed and developed to prepare students for the workforce by empowering entrepreneurship, innovation, and building upon the entrepreneurial spirit that drives economic growth. The program assists in creating career pathways by working with local stakeholders, such as Ripley County's private and public schools and business-focused organizations, to assist in attracting talented and educated individuals to the region, while also serving as a guide to new beginnings, a nudge in the right direction, and an acceleration towards one's goals. As an initiative that currently limits services to Ripley County, Genesis would like to grow into its own 501(c)3 nonprofit organization that will expand services into the following areas: Dearborn County, Franklin County, Ohio County, Ripley County, Switzerland County, and Union County.

Sustainability

Genesis will continue to grow the endowment funds, which are managed by the Ripley County Community Foundation. The initiative will also maintain the relationship with the Ripley County Community Foundation and work on building similar relationships with other Community Foundations in the region.

Alignment

- Comprehensive Wealth Framework
- GIFT (Giving Indiana Funds for Tomorrow)

Financial Overview

- Total Project Cost:\$838,976
- Private Sector: \$179,898
- Public Sector: \$203,949
- READI: \$167,795

STAKEHOLDERS

Collaborators

- Batesville Area Chamber of Commerce
- Batesville Area Economic Development Corporation
- Batesville Tool & Die
- Batesville Community School Corporation
- East Indiana Area Health Education Center
- Franklin County Community Foundation
- Indiana Virtual Academy/Indiana Online
- Iron Timbers
- Jacob Nobbe
- Jac-Cen-Del Community School Corporation
- Kids Discovery Factory
- Milan Community School Corporation –
- Oldenburg Academy
- Ripley County Community Foundation
- Ripley County Court Services JDAI
- Rube Goldberg Inc.
- Southeastern Career Center
- Southeastern Indiana Small Business Development Center – Collaborator
- South Ripley Community School Corporation
- St. Louis Catholic School
- St. Nicholas Catholic School
- Tyson Library

Many Funding and In-Kind Donors

Many Volunteers

Job Building for the Future | 1-2 Years

■ This project will fund the construction of new oversized classrooms and instruction space. These rooms will be outfitted with project-based learning and job trade skill training equipment based on the suggestions of our local employers. The project will be located so that it can be utilized by both our middle school and high school. This need was identified after discussing skill needs with our region's largest employers.

This project helps form graduation pathways, career readiness, and immediate job placement within the region. Our current job creation for contracted services with many of our local employers will grow, our employment of current graduates and retention of trained Hoosiers will grow, and our employability skills for all students who enter this program will grow. The creation of the space will have a lasting impact on students for years to come.

Financial Overview

- Total Project Cost: \$4,000,000
Design, Construction and Equipment
- Total Private Sector Contribution: \$1,000,000
School Endowment – \$2,200,000
- Public Sector Support: \$1,000,000
ESSRI Funding - \$1,000,000
- READI Request: \$800,000

SUSTAINABILITY

With assistance from this program, funding is in place to complete the project. Equipment and furnishings would be purchased with operating funds. Maintenance and operation of the space would be absorbed into the operating budget.

ALIGNMENT

This project aligns with the investment priority of Talent Development & Attraction by increasing the prominence of project-based learning throughout our system. It will give us a dedicated space for this activity and to better engage regional employer in identifying skill needs and potential partnerships.

The project also aligns with other educational and workforce development efforts in the county and surrounding region.

STAKEHOLDERS

- Switzerland County Schools
- Switzerland County School Endowment - Funding
- Switzerland County Economic Development – Facilitator
- Southeast Career Center – Training Partner
- Ivy Tech Community College – Training Partner
- Switzerland County Government – Public Funding
- State Department of Education

LIFE-LONG LEARNING

ADULT EDUCATION & UPSKILLING - Provide training for in-demand skills and occupations that support the region's economic priorities.

A regional economy is only as strong as the people producing. Southeast Indiana recognizes that attracting and developing talent is the most effective way to grow the regional economy and create wealth for the residents of the represented communities. An intentional effort to provide training for in-demand skills and jobs will ensure the future success of the Southeast Indiana economy. The region will prioritize programming that increases wages, job readiness, self-sufficiency, and resiliency.

The following projects support this strategy:

- Advancing Tech in Indiana (ATI)
- Ivy Tech Lawrenceburg Cloud Computing Program
- Rural Works Expansion
- Four-Year University Feasibility & Market Study

Advancing Tech in Indiana | 0-2 Years

Eleven Fifty Academy (EFA) is outcomes based, solely focused on helping adults, facing poverty or financial insecurity, rapidly enter real, high paying careers. The regional return on investment from a collaborative partnership with Eleven Fifty Academy (EFA), ATI, is three-fold: (1) increased number of quality local talent (tech, manufacturing, skilled trades, etc.), (2) financial and tax benefits, and (3) business retention/expansion and attraction. EFA will directly train, certify and place adults in technical careers, with industry recognized certifications in less than 6 months. Eleven Fifty is interested in establishing a flagship location, and a self-sustaining education fund available to various qualified Indiana vocational training providers that allow an individual to earn a credential in no more than 6 months, in SEI READI Grant Region. This investment in the community will improve SEI's 5:1 tech talent job gap, increase digital literacy, address the social determinants of health, and serve as an economic development attraction resource. EFA focuses on increasing diversity in tech jobs for three key segments of the population, women, veterans, and minorities (underserved populations). EFA has an average graduation rate of 75-85%. Those graduates have an average starting of \$55,000 across the state of Indiana.

Key Performance Metrics

EFA will work with those identified within the SEI region to co-author an adaptation of our existing KPIs for regional projects. We will need to gain a clear understanding of what the organizational objectives are, how you plan to achieving them, and who will have access to this information. This will be an iterative process that will involve collaboration between EFA, SEI and other vested parties.

Financial Overview

- Total Project Cost: \$2,000,000
- READI: \$400,000

SUSTAINABILITY

A major feature of the program—\$1.75M in tuition support—is already designed to perpetuate itself, since PISA tuition repayments contribute back to the PISA fund to support future students. The SEI region grant funds designated to support the PISA will ensure that regional participants have ongoing access to PISA funds, and that their participation amounts to “paying it forward” for their fellow SEI students. This PISA model has already gained the support of the state legislature. In 2021, Indiana established a state-wide PISA through Indiana Career Accelerator Fund (ICAF).

ALIGNMENT

ATI aligns with nearly all impact areas. DE&I, Digital Literacy, Talent Attraction, Business Attraction, Population Growth, Reducing Attrition Rates, Entrepreneurship, Talent Growth, Educational Attainment, and Wage Increases. EFA and ATI work to collaborate with area education and workforce initiatives. ATI will infuse additional financial resource to boost the great work SEI has done to establish a workforce training ecosystem. EFA and ATI are in alignment with the Education Coalition goals to move residents up at least one level in their education, training, and/or job placement; coordinate and align a regional learning system; and be a catalyst for regional leadership and collaboration. Additionally, we align with the mission of the Indiana Talent Network. ATI fosters community success by tailoring the workforce training solution in collaboration with area influencers, and education partners, such as Ivy Tech.

STAKEHOLDERS

- Eleven Fifty Academy

Ivy Tech Lawrenceburg-Cloud Computing Program | 0-2 Years

Ivy Tech Community College Lawrenceburg is seeking to implement a new Cloud Computing Program. The project will include the development of a dedicated state-of-the-art computing lab and hiring faculty to train students in the ever-expanding industry. The project will be linked to local employers, high schools, and other educational partners. The use of cloud computing/services is impacting every business, non-profit, organization, and many individuals. This program will allow local employers to hire Amazon Web Services (AWS) certified staff.

Ivy Tech conducted research which found that there is a tech talent shortage throughout Indiana. Southeastern Indiana is also seeing a shortage of trained “tech talent” and has many job opportunities available in the local area. As stated by Linda Calvin, Vice President, School of Information Technology at Ivy Tech, “The Cloud tech talent gap is significant and we, as Ivy Tech, can answer the need by providing the industry-driven, employer-voiced Cloud education and counsel. According to 451 Research, 90% of organizations report shortages of Cloud skills. In fact, according to the Challenges in Cloud Transformation survey report, the IT talent shortage is a leading corporate concern, with 86% of respondents believing it will continue to slow down cloud projects. THIS IS BIG, especially in light of the report from Gartner that worldwide end-user spending on public cloud services is forecast to grow 18.4% in 2021 to total \$304.9 billion, up from \$257.5 billion in 2020.”

Financial Overview

- Total Project Cost: \$660,000
- Public Sector: \$100,000
- READI: \$560,000

SUSTAINABILITY

With the development of the program and enrollment of 15-20 students the project will be sustainable. Increased enrollment growth and additional cohorts of students will lead to program expansion.

ALIGNMENT

The project aligns with Governors Works Council’s priority of the promotion of high wage/high demand jobs. The technology services industry has many job titles in the INDemand Jobs on the Indiana Career Ready website. The Cloud Computing program would be included in the Network and Computer Systems Administrators and Computer Occupations, which both require an associate degree with a pay averaging over \$70,000 per year. Additionally, the computer technology is one of the K-14 Pathway programs of the Department of Education.

STAKEHOLDERS

- Ivy Tech Community College
- The program will be available to all high schools in the Southeast Ready service area. Eligible partners for are – education partners for advancement of students in high-demand/high-wage jobs and along workforce completion pathways; Northern Kentucky University – transfer partner for information technology programs; WorkOne (high demand jobs for those in need).

Rural Works Expansion | 1-2 Years

The goal of Rural Works is to help low-income area residents overcome their barriers to stable, long-term employment. Our approach respects the dignity of the participant while building them up to become responsible for themselves, equipped with the necessary internal strengths and external support systems. Economically self-sufficient individuals are taxpayers, role models, and productive citizens who are able to provide for themselves and their families without public assistance. Simply put, Rural Works' ultimate goal is to help participants move from economic dependency to self-sufficiency. We do this by increasing the number of individuals who receive job skill training and gain employment in the communities we serve.

Financial Overview

- Total Project Cost: \$1,286,380
- Private Sector: \$942,000
- READI: \$344,380

SUSTAINABILITY

The sustainability of any program is a major concern for all agencies/partners and Rural Works is no different. RVR has been working hard with potential granting organizations and exploring business/employer related funding. The Rural Works program has expanded to two new communities in SEI READI's target area in 2020. As a result of this, we have been looking, with partnering organizations, at the viability of seeking regional grants to help support the efforts of Rural Works.

ALIGNMENT

This project aligns with the READI investment priority of Developing and Attracting a talented workforce by focusing on those who are currently out of the workforce and moving them back in with skills needed by local employers. We utilize other tools and resources available in the region to help graduates advance.

- Rural Works programs in Franklin & Dearborn Counties

STAKEHOLDERS

- First Financial Bank, Community Foundations (Dearborn/Lilly Foundation & Franklin Counties)
- United Way (Franklin & Greater Cincinnati-Southeast Indiana)
- First Financial Bank, Community Foundations (Dearborn & Franklin Counties)
- United Ways (Franklin & Greater Cincinnati-Southeast Indiana)
- Justice Agencies (Probation Departments, Court Services, Ripley County CADS, and County Jails)
- County Economic Development groups, various community agencies (Community Mental Health Center, 1 Voice, Dearborn Care Initiative, WorkOne, Addiction Recovery groups, etc.)

Southeast Indiana Four-Year University Feasibility & Market Study | 3-5 Years

Southeast Indiana has fallen behind other Indiana regions in the realms of higher education and innovation. As identified in multiple regional planning studies, this could be due to this region lacking an Indiana institution offering four-year degrees. Although there are colleges and universities in nearby Southwest Ohio and Northern Kentucky, they are limited in their focus and ability on Southeast Indiana. This program would fund a professional and in-depth feasibility and market study to identify what type of four-year institution Southeast Indiana could support, what programs it might offer, financial sustainability, site/facility potential, identify potential partnerships with existing Indiana or Cincinnati region universities, or explore potential for an all-new institution. Seed funding through the IEDC READI program and local match would allow for early groundwork to attract an education institution partner.

Financial Overview

- Total Project Cost: \$200,000
- Potential for building/facility donation or discount by St. Elizabeth Healthcare on the existing St. Elizabeth Dearborn Hospital facility in Lawrenceburg, Indiana, which may be vacated in coming years. The facility's estimated value is \$6.64 million (see St. Elizabeth Healthcare's Lawrenceburg facility SEI READI project submission).

SUSTAINABILITY

This project will be sustained through large-scale philanthropic and private sector support garnered through regional entrepreneurship and innovation often exhibited by universities. Enrollment in programs with a market rate credit hour fee will also contribute. The institution would be built for the future of higher education, and there is potential for ongoing State of Indiana higher education budget allocation.

ALIGNMENT

- Southeast Indiana Regional Planning Commission Comprehensive Economic Development Strategy (2020)
- Dearborn and Franklin County Regional Economic Development Plan (2020)
- Indiana Commission for Higher Education Strategic Plan (2019-2020)
- One Dearborn County Regional Economic Development Action Plan (2018)

STAKEHOLDERS

- First Financial Bank, Community Foundations (Dearborn/Lilly Foundation & Franklin Counties)
- United Way (Franklin & Greater Cincinnati-Southeast Indiana)
- First Financial Bank, Community Foundations (Dearborn & Franklin Counties)
- United Ways (Franklin & Greater Cincinnati-Southeast Indiana)
- Justice Agencies (Probation Departments, Court Services, Ripley County CADS, and County Jails)
- County Economic Development groups, various community agencies (Community Mental Health Center, 1 Voice, Dearborn Care Initiative, WorkOne, Addiction Recovery groups, etc.)

COMPREHENSIVE REGIONAL MARKETING

REGIONAL BRAND - Create a clear and widely embraced regional brand.

In collaboration with regional stakeholders, SEI READI will examine the public image of Southeast Indiana and work together to further develop a regional brand.

COLLABORATIVE PLANNING - Develop marketing plan with tactics focused on tourism, entrepreneurship, and talent attraction.

Southeast Indiana is dedicated to collaborative processes for updating local planning documents and removing barriers for those already seeking to be in the region.

SEI READI will seek more collaboration across county lines to ensure that existing marketing dollars have a greater impact.

SEI READI is considering additional projects to support this strategy, such as:

- SEI Digital Business Marketing & Inclusion Platform

SEI Digital Business Marketing & Inclusion Platform | 3 Years

What's Up 24/7 is a dynamic platform with four initial elements. First, a business directory that provides a listing opportunity for every business and organization to generate local support. Each entity gets a listing that they own. Second, an event promotion system that can be used as a single shared community calendar that can be tailored to organizations' needs and preferences. This is a radical departure from trying to link numerous organizations' individual calendars or having to funnel all the event information to a central repository to manage and control. Third, a destination and points-of-interest portal that creates awareness of things to do, see and experience. Fourth, we are launching a hyper-local job board that will allow communities to provide the opportunity on their websites for job seekers and providers to connect. These four elements will illustrate that rural communities are not in the middle of nowhere, but rather in the middle of everywhere.

Alignment

The platform takes the challenges out of regionalism by allowing communities/organizations to stay focused on their own efforts while enabling cross community connectivity - supporting the essences of regionalism, promoting growth through heightened awareness of; happenings, points of interest, tourist attractions, locally operated businesses, and job opportunities.

Quality of Living and Quality of Place can only happen when properly aligned with awareness of local and area assets. In rural communities - communication lacks. What'sUp 24/7 combats this issue by leveraging underutilized resources in every community - to:

- Promote local and regional events/happenings
- Elevate locally owned and operated businesses
- Creating regional support for Attractions/Destinations
- Jobs Listings

Financial Overview

- Total Project Cost: \$684,000
Platform Subscription Fee – \$684,000
- For cost factoring - estimate based on previous experience - 950 subscriptions at \$20 per month for three years. For the purpose of this proposal we are allowing unlimited subscriptions (and not limiting to 950) in the SEI region over the course of 3 years.
- Total Private Sector Contribution: \$541,200
In-kind software subscriptions from What'sUp 24/7
- Public Sector Support: \$6,000
- READI Request: \$130,000

SUSTAINABILITY

What'sUp 24/7 by design is geared to enhance rural quality of living, talent attraction and promotion of local and regional assets (placemaking). When launched, as part of the READI plan, we will make aware that the grant is essentially prepaying a three-year subscription for each organization.

STAKEHOLDERS

What'sUp 24/7 brings a unique element to the READI process. We include everyone across the entire selected region... and ultimately beyond. Our focus is to reinvigorate rural regions by showcasing how much there is to offer when an individual truly knows what exists in the 360 degree world around them. Our stakeholders are:

- All six counties
- Every city and town in the region
- Every association, business, church, school, club, sports team, brewery, winery, destinations, and so on... Nobody wins, unless we ALL win! So we include everyone.

INVESTMENT CRITERIA

The SEI READI team has created an evaluation matrix to assess and evaluate regional project submissions. The project team evaluated projects in alignment with objectives outlined in the Indiana READI guidelines put forth by the Indiana Economic Development Corporation. Evaluation categories included economic development potential, quality of life and quality of place, quality of opportunity, talent attraction and development, innovation, and entrepreneurship. The steering committee also considered matching funds from public and private partners to determine which projects were ready to implement in the timeframe outlined in the READI guidelines. Lastly, the SEI READI team evaluated and discussed which projects would have the broadest and most significant positive impact on the residents of the region.

If awarded, SEI READI will work with the Project Leads to ensure each project has necessary funding in place and can achieve private match prior to requesting IEDC READI funding.

SUCCESS METRICS

Each project within the SEI READI regional plan has identified metrics as well as the responsible party for tracking and reporting progress. Many projects identified models or benchmarks by which to measure success. This information can be found within the provided project summaries.

The team will consistently evaluate progress for projects that received funding and will use an input-output model to measure impact through direct, indirect, and induced job creation. The team will also look at other factors including population, output, taxes generated, and use qualitative measurement tools to assess satisfaction, utilization, and collect feedback from key constituent groups.

In addition to this, SEI READI will evaluate the overall progress toward regional goals and strategies on a quarterly or annual basis.

STRUCTURAL CHANGES

SEI READI, Inc. 501(c)3 will need to be finalized.

Union County is considering joining the Southeast Indiana Growth Alliance. This would create consistency with the regional identity set forth by SEI READI, Inc. and allow for streamlined communications and collaboration.

The City of Batesville has not been an active part of the development plan; however, the city would be welcome to join in the implementation process should they wish to collaborate with the region. Batesville has selected to submit its plan with the Accelerate Rural Indiana, and therefore did not participate in this development plan. Dearborn, Franklin, and Ripley counties continue to actively participate with Batesville and Rush, Shelby, and Decatur counties in the I-74 Business Corridor business attraction marketing group. Other counties in Southeastern Indiana are welcome to join in collaboration with SEI READI when appropriate.



APPENDIX

For convenience, SEI READI, Inc. has prepared two sets of consolidated project information with corresponding pages in the document. The first is alphabetical by project name. The second is in the order they appear in the document, grouped by corresponding strategy.

ALPHABETICAL

PG	PROJECT	TOTAL	PUBLIC	PRIVATE	READI
101	Advancing Tech in Indiana (ATI) - SEI	\$2,000,000			\$400,000
55	All Aspects of Health/Wellness on the Trail	\$400,000		\$320,000	\$80,000
44	Aurora Riverfront Vision Plan	\$4,430,000	\$0	\$0	\$886,200
47	Bob Jenkins Mural	\$30,000	\$24,000	\$6,000	\$6,000
77	Brookville, IN Wastewater Treatment Plant Capacity	\$4,000,000	\$3,200,000		\$800,000
62	Cancer Center	\$5,600,000	\$994,000	\$3,000,000	\$1,120,000
63	CARE Recovery Hub	\$802,690	\$387,508	\$214,000	\$247,254
56	City of Aurora Family Aquatic Center	\$4,500,000	\$2,500,000	\$70,000	\$500,000
92	Culinary-Hospitality Project	\$1,507,550	\$280,025	\$957,500	\$300,025
54	Dearborn County Trails Projects	\$29,550,000	\$1,917,300	\$0	\$5,910,000
79	Florence Regional Sewer District Upgrade	\$3,285,000	\$876,980	\$16,150,000	\$975,000
98	Genesis: Pathways to Success	\$838,976	\$203,949	\$179,898	\$167,795
80	Golden Road Infrastructure Project	\$1,080,000			\$540,000
43	Green Acres of Cincinnati, OH -Michaela Farms	\$5,000,000		\$5,000,000	\$500,000
57	Greendale Sports & Entertainment Project	\$14,518,000	\$118,000	\$13,000,000	\$1,271,660
76	Guilford Sanitary Sewer	\$3,150,000	\$640,000		\$630,000
84	High Ridge Wastewater Treatment Plan Expansion	\$1,570,000	\$520,000		\$314,000
36	Historical Waterworks Building repurposing	\$184,000		\$147,000	\$36,900
75	Hoosier Hills Regional Water District Dillsboro-Elrod	\$3,270,000		\$0	\$654,000
50	HWY 50/101 Connector - Corridor/Gateway Project	\$1,844,968	\$152,745	\$10,250,000	\$341,545
102	Ivy Tech Lawrenceburg - Cloud Computing Program	\$660,000	\$100,000		\$560,000
99	Job building for the future	\$4,000,000	\$800,000	\$2,400,000	\$800,000
97	Jobs for America's Graduates (JAG) Expansion	\$2,400,000	\$1,240,000	\$200,000	\$960,000
41	Lawrenceburg Riverfront Development Project	\$14,430,000	\$21,700,000	\$16,284,000	\$7,144,000
71	Liberty Utility Extensions	\$1,500,000	\$1,200,000	\$0	\$300,000
95	Lil' Patriots Preschool	\$688,000		\$8,560	\$136,000
82	Manchester and Kyle – SR 48 Infrastructure Project	\$970,000			\$194,000
49	Milan Downtown Basketball District Decorative Light	\$358,281	\$13,000		\$71,656
85	New Trenton-U.S. 52 Infrastructure Project	\$590,000			\$295,000
90	NEXT Community	\$100,000			\$100,000
CONTINUED					

PG	PROJECT	TOTAL	PUBLIC	PRIVAT	READI
48	Ohio Co. Tourism Pavilion & Pop-Up Shop Project	\$173,715	\$118,972	\$20,000	\$34,743
42	Ohio River Recreation Trail River Town Review	\$2,500,000	\$350,000	\$150,000	\$2,000,000
69	Project Better Living	\$7,000,000		\$3,000,000	\$1,400,000
60	Regional Resource Center	\$9,586,500	\$0	\$7,511,500	\$2,075,000
68	Reservoir Hill Housing Initiatives	\$29,700,000	\$4,570,000	\$21,060,000	\$4,070,000
103	Rural Works Expansion	\$1,286,380	\$0	\$942,000	\$344,380
74	Sanitary Sewer Extension to I-74 & State Road 101	\$1,387,000	\$270,000	\$162,000	\$277,400
106	SEI Digital Business Marketing & Inclusion Platform	\$684,000	\$6,000	\$541,200	\$130,000
72	South Dearborn Regional Sewer District Wastewater	\$15,000,000	\$3,000,000	\$36,800	\$3,000,000
104	Southeast Indiana Four-Year University Feasibility	\$200,000			\$40,000
87	Southeastern Indiana Digital Readiness Project	\$152,985	\$102,985	\$157,985	\$31,500
65	Southeastern Indiana GIS Map Tool Enhancement	\$900,000	\$320,000	\$5,000	\$450,000
73	St. Leon State Road 1 Corridor Infrastructure	\$8,000,000		\$20,000	\$1,600,000
89	Switzerland County TEC Co-work Initiative	\$447,000	\$197,000	\$67,500	\$89,400
67	Switzerland County Workforce Housing	\$20,998,073	\$1,600,000	\$22,704,560	\$2,170,623
39	The Hackman	\$800,000		\$220,000	\$500,000
38	The Liberty Theatre Project	\$3,284,000	\$19,284,000	\$16,284,000	\$1,571,000
78	Town of Dillsboro and Lake Dilldear Sanitary Sewer	\$1,200,000	\$508,500		\$240,000
59	Town of Holton Storm Shelter Project	\$328,860	\$224,145	\$104,715	\$50,000
83	Town of Moores Hill/Sparta Township/Manchester	1,010,000	\$520,000		\$202,000
51	UC Nature Park	\$1,055,660	\$774,000	\$70,528	\$211,132
94	UWGC SE Early Education	\$200,000		\$100,000	\$100,000
46	Versailles Courthouse Square Pocket Park	\$211,219	\$169,535		\$42,384
53	Versailles Pedestrian/Bike Trails Extension	\$4,271,004	\$100,000		\$1,067,751
66	Vevay Flats	\$8,800,000	\$1,760,000	\$5,280,000	\$1,760,000
81	West Harrison Business Park Infrastructure Upgrade	\$820,000	\$434,000	\$12,800,000	\$164,000
37	Woodruff Square/Downtown Liberty development	\$688,262	\$0	\$550,600	\$137,652
		\$233,942,123	\$71,176,644	\$159,975,346	\$50,000,000

IN ORDER

PG	PROJECT	TOTAL	PUBLIC	PRIVATE	READI
36	Historical Waterworks Building repurposing	\$184,000		\$147,000	\$36,900
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38	The Liberty Theatre Project	\$3,284,000	\$19,284,000	\$16,284,000	\$1,571,000
39	The Hackman	\$800,000		\$220,000	\$500,000
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42	Ohio River Recreation Trail River Town Review	\$2,500,000	\$350,000	\$150,000	\$2,000,000
43	Green Acres of Cincinnati, OH / Michaela Farms	\$5,000,000		\$5,000,000	\$500,000
44	Aurora Riverfront Vision Plan	\$4,430,000	\$0	\$0	\$886,200
46	Versailles Courthouse Square Pocket Park	\$211,219	\$169,535		\$42,384
47	Bob Jenkins Mural	\$30,000	\$24,000	\$6,000	\$6,000
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56	City of Aurora Family Aquatic Center	\$4,500,000	\$2,500,000	\$70,000	\$500,000
57	Greendale Sports & Entertainment Project	\$14,518,000	\$118,000	\$13,000,000	\$1,271,660
59	Town of Holton Storm Shelter Project	\$328,860	\$224,145	\$104,715	\$50,000
60	Regional Resource Center	\$9,586,500	\$0	\$7,511,500	\$2,075,000
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63	CARE Recovery Hub	\$802,690	\$387,508	\$214,000	\$247,254
65	Southeastern Indiana GIS Map Tool Enhancement	\$900,000	\$320,000	\$5,000	\$450,000
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		\$233,942,123	\$71,176,644	\$159,975,346	\$50,000,000